
BUILDING ADVISORY SERVICES BRANCH

BUILDING NOTE

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Edition Number: 25 - 7/4/98

PERFORMANCE APPROVAL DOCUMENTATION TO BE PROVIDED TO DIRECTOR

Where an alternative solution to meet a performance provision of BCA96 has been used the following is required to be lodged with Permit documentation provided to the Director:-

- 1) Permit to Build and Permit to Occupy to include endorsement specifying that an alternative solution has been used with performance requirement/s of BCA96 quoted.
- 2) Full details of the approved alternative solution/s relating to the Permit to Build/Permit to Occupy.
- 3) Details of the assessment method used to establish compliance with the relevant performance requirement/s. This would also include certificates, the extent of reliance on and qualifications of any experts, details of tests, calculations, any standards or other similar documents.
- 4) Necessary requirements including level of maintenance, procedures, building management etc. required to ensure ongoing effectiveness to satisfy the alternative solution.
- 5) Conditions and/or limitations to be noted on the Permit to Occupy. This may relate to such matters as fire load, occupancy, use, occupant profile, floor area etc.
- 6) Maintenance schedule of essential elements signed by owner. Schedule to list items and level of performance to which each essential element must be maintained.

The above will:-

Highlight to those who follow that an alternative solution has been used.

Document details of the solution.

Inform of any obligations or limitations that may be a part of the solution.

Provide direction for ongoing maintenance to ensure the alternative solution will continue to be effective for the life of the building.



FABIO FINOCCHIARO
Director
Building Control

7 April 1998