

# Building Works Manual (BWM)

## Frequently Asked Questions

The following are examples of frequently asked questions (FAQs) and answers. The list is not exhaustive and will be updated periodically. It is not compulsory to use the answers that are shown. Users are expected to use their skills and experience in determining appropriate interpretations for each issue.

### Chapter 3

- 1) When is the new BWM applicable to a building that is already approved?

A building design is considered to be approved when it has received its building approval (BA) from a building surveyor.

The certification requirements for Defence projects are detailed in the BWM. Previously similar requirements were detailed in the MFPE.

Guidelines for certification, performance solutions and dispensations are available at the [Building Works Section](#) page of Defence Estate Quality Management System (DEQMS).

#### Building approval in place

Buildings that received a BA from the building surveyor in accordance with previous revisions of the MFPE may continue to adopt that revision of the MFPE, National Construction Code (NCC) volumes and related codes and standards (for the period permitted in the BA).

#### No building approval in place

For building designs that have not received their BA, then the current BWM must be adopted unless there is justification provided by the project and supported by the policy contact that permits the continued use of a superseded version. This will be considered on a case by case basis. Projects are encouraged to discuss any concerns regarding which policy to adopt with the Building Works section.

- 2) What is required if we receive a request for an Annual Fire Safety Statement from the local council/authorities in NSW?

Annual Fire Safety Statements are to be provided to Councils for buildings in NSW as per the requirements of Division 5 of the Environmental Planning & Assessment Regulation (EPAR) 2000.

The Annual Fire Safety Statement is required to be signed by the building owner or person authorised on their behalf.

This does not apply on Commonwealth land. On Commonwealth land, the requirements for maintenance of essential services (fire safety measures) is to be in accordance with the BWM and EMOS contract requirements.

Note. A completed example of a fire safety measures schedule is contained within the Guidelines for certification, performance solutions and dispensations available at the [Building Works Section](#) page of DEQMS.

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- 3) What information do I need for submission for a performance solution related to toilet numbers under part F2 of the NCC?

In order for Director of Estate Engineering Policy to support performance solutions to toilet numbers (part F2 of the NCC), written acceptance of the performance solution will be required from the project sponsor and the base support manager.