Plumbing Practice Note RP-05: Roof Flashings

This Practice Note specifies the requirements for the installation of flashings.

The figures and information below provide guidance for:

- What is a roof flashing?
- What material and products are fit for purpose?
- Types of roof flashings.
- What are the requirements for a traditional raked joint and step method?
- What are the requirements for a sloping wall cut method?
- What are the requirements for pressure flashings?

For guidance on the plumbing regulatory framework, please refer to Practice Note: Roofing (Stormwater) Plumbing- RP01: Regulatory Framework for Roof Plumbing

What is a roof flashing?

A roof flashing is defined as "a rigid or flexible material fixed over, against or built into an abutment to form a watertight joint.

This is inclusive of:

- Apron flashings
- Soaker flashings
- Transverse flashings
- Pressure flashings
- Barge capping
- Parapet capping

What material and products are fit for purpose?

The following materials are commonly used in the roof and wall cladding industry in Australia are:

- Steel coated with zinc - Galvanised steel
- Steel coated with an alloy of aluminium and zinc,
- Metallic coated steel
- Aluminium
- Copper
- Zinc
- Stainless Steel
- Lead
- Or other suitable materials

The materials used must be compatible with each other for direct contact and an upper surface discharging to a lower surface. Please refer to the tables in Practice Note PN01- Regulatory Framework for Roof Plumbing for further information.

Types of roof flashings

There are various types of flashing and scenarios in which flashings are used. Some examples of flashings include:

- Apron flashing is an over flashing usually where a roof abuts a vertical wall or penetration.
- Soaker flashing is a located on the underside of the roof cover, e.g. the upper side of a chimney
- Transverse flashing runs across a roof, e.g. ridge capping
- Pressure flashings can only be used on a smooth masonry wall
- Barge capping runs with the roof covering at the end of the roof.
- Parapet capping is used to waterproof a parapet wall

Figure 1: Example house scenario, *referenced from HB 39 Figure 1.3*

Reproduced with permission of Standards Australia Limited. Copyright in SA HB 39:2015 vests in Standards Australia Limited and Standards New Zealand.

What are the requirements for a traditional raked joint and step method?

As per Figure 2, you must ensure the over-flashing:

- Covers the upstand of the flashing by a minimum of 50mm
- Must be chased into the wall by at least 25mm and incorporate an anti-capillary break
- Must be a minimum depth of 22mm of the chase

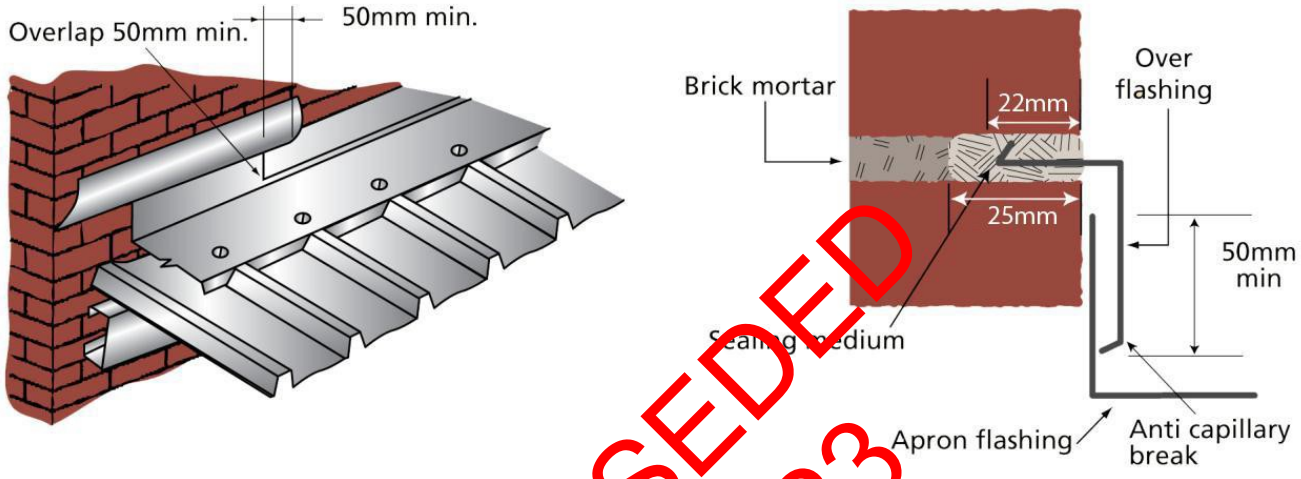

Figure 2: Wall and Step Flashings, *referenced from HB39 Figure 8.4(X)*

What are the requirements for a sloping wall cut method?

As per Figure 3, you must ensure the following:

- The upstand of the flashing is 100mm
- A wall and step flashing must incorporate a 10mm anti-capillary break
- It is fastened to the roof at no less that 500mm centres

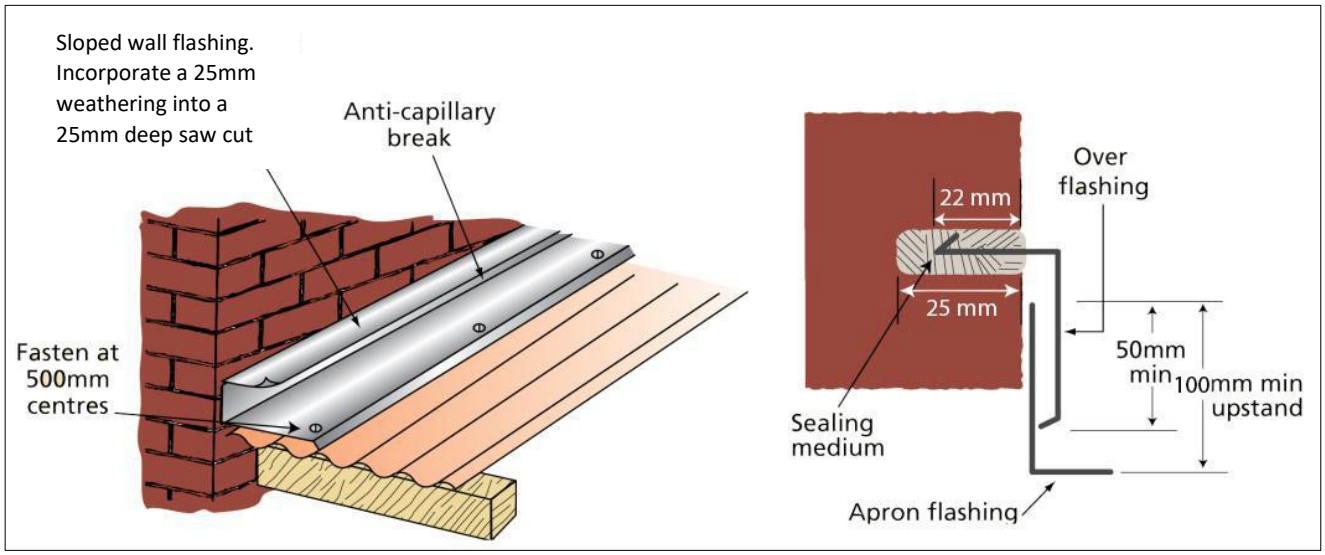

Figure 3: Wall and Step Flashings, *referenced from HB 39 Figure 8.4(B)*

What are the requirements for pressure flashings?

As per Figure 3, the pressure flushing must comply with the following requirements:

- The sealant is applied in a sandwich seal of approximately 20mm in width.
- The fixing of the flashing must ensure that a durable seal is maintained.
- The seal is protected from any excessive movement due to expansion or contraction
- The fixing intervals have no more than 100mm spacings
- The fixing devices are compatible with the flashing material and comply with the installation requirements of *HB39.*

Pressure flashings will only be permissible against a flush surface e.g., smooth finished concrete or smooth finished brickwork with flush pointed mortar courses. Where flashings are large, they are particularly susceptible to movement due to wind pressures, and expansion and contraction. Large flashings should be avoided, however where necessary, should be fixed to brick or concrete wall using compatible expanding metal masonry anchors.

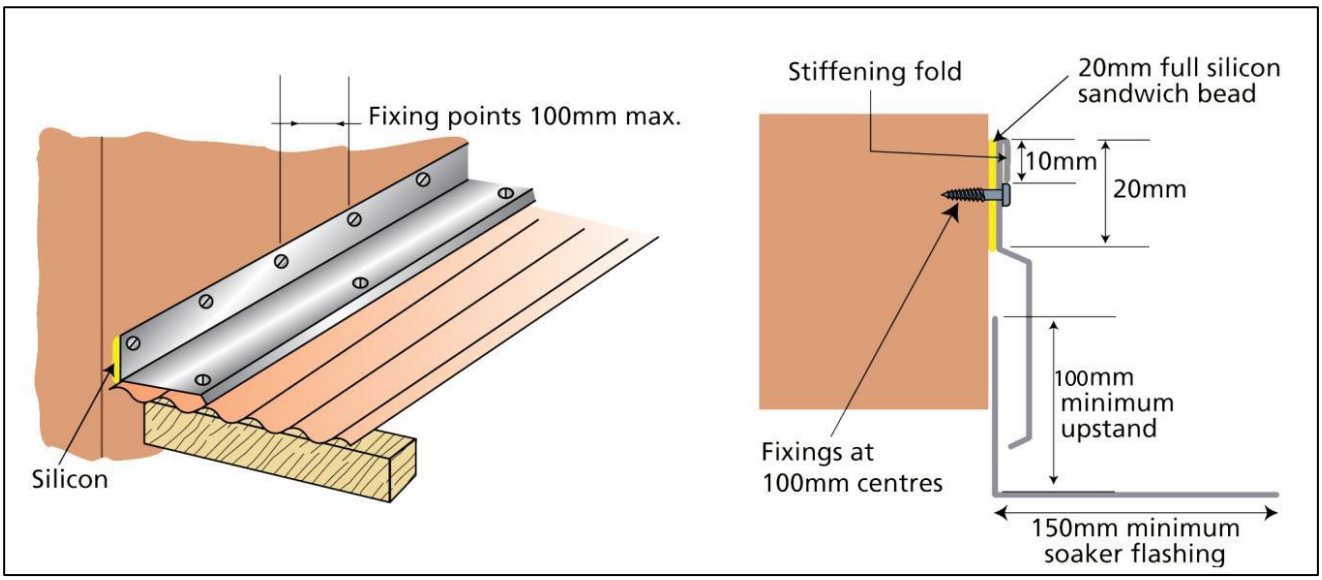

Figure 3: Pressure Flashings, *referenced from HB 39 Figure 8.4 (C)*

The performance requirements of the PCA can also be met by a performance solution. Refer to the PCA on the requirements to develop a performance solution.

Referenced Technical Documents

- National Construction Code, Volume 3, Plumbing Code of Australia (PCA) 2019: F- Stormwater drainage systems
- HB39: Installation code for metal roof and wall cladding

Related Documentation

- Practice Note RP-01: Regulatory Framework
- Practice Note RP-02: Box Gutters
- Practice Note RP-03: Eaves Gutters
- Practice Note RP-04: Downpipes
- Practice Note RP-06: Roof sizing and calculations

Contact Us

If you have a technical enquiry, please email plumbingtechnicaladvice@vba.vic.gov.au or call 1300 815 127.

Victorian Building Authority
Goods Shed North
733 Bourke Street
Docklands VIC 3008

www.vba.vic.gov.au

Version History

- Version 1.0, published 28 June 2021, supersedes Technical Solution Sheets: Roof Plumbing 0.01-0.04

Copyright