VICTORIAN BUILDING AUTHORITY

PLUMBING PRACTICE NOTE

Roofing (Stormwater) Plumbing RP 05 | Roof flashings

Audience

The audience/s for this Practice Note include/s:

- ☒ Architects/ Designers
- ☒ Builders
- ☒ Building Surveyors/ Inspectors
- ☒ Engineers
- ☒ Owner Builders
- ☒ Plumbers
- ☐

Purpose

This Practice Note provides guidance on the requirements for the installation of flashings.

The content below provides guidance on:

- 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 Plumbing Practice Note: RF 01 | Regulatory Framework

Abbreviations & Definitions

The abbreviations and definitions set out below are for guidance only. They are not intended to vary those set out in the Building Act 1993, the Building Regulations 2018 or the National Construction Code.

- **Act –** Building Act 1993
- **NCC** – National Construction Code 2022
- **Regulations** – Plumbing Regulations 2018

Definition of 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

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- Transverse flashings
- Pressure flashings
- Barge capping
- Parapet capping

Material and products 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.

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 sides of the roof.
- Parapet capping is used to waterproof a parapet wall

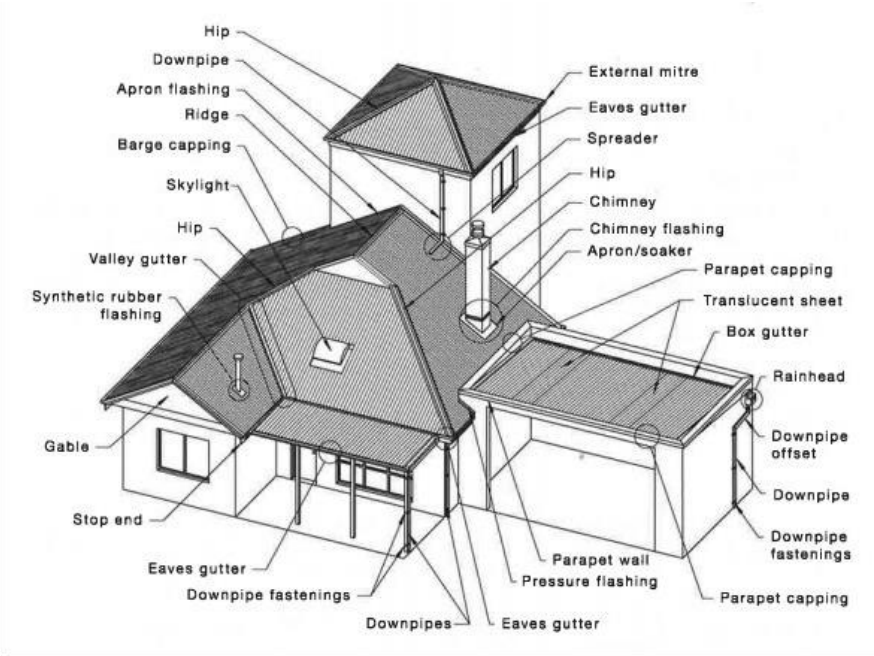

Figure 1: Example house scenario, referenced from HB 39 Figure 1.3

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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

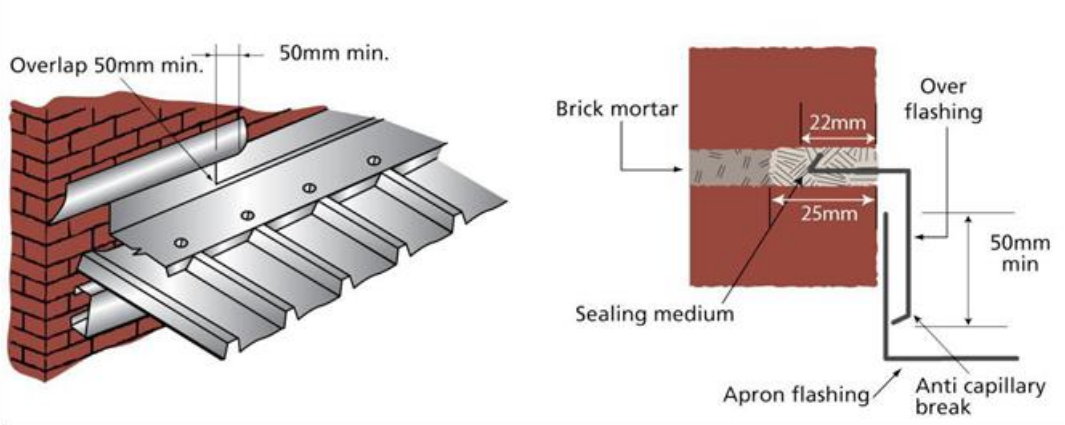

Figure 2: Wall and Step Flashings, referenced from HB39 Figure 8.4(A)

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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

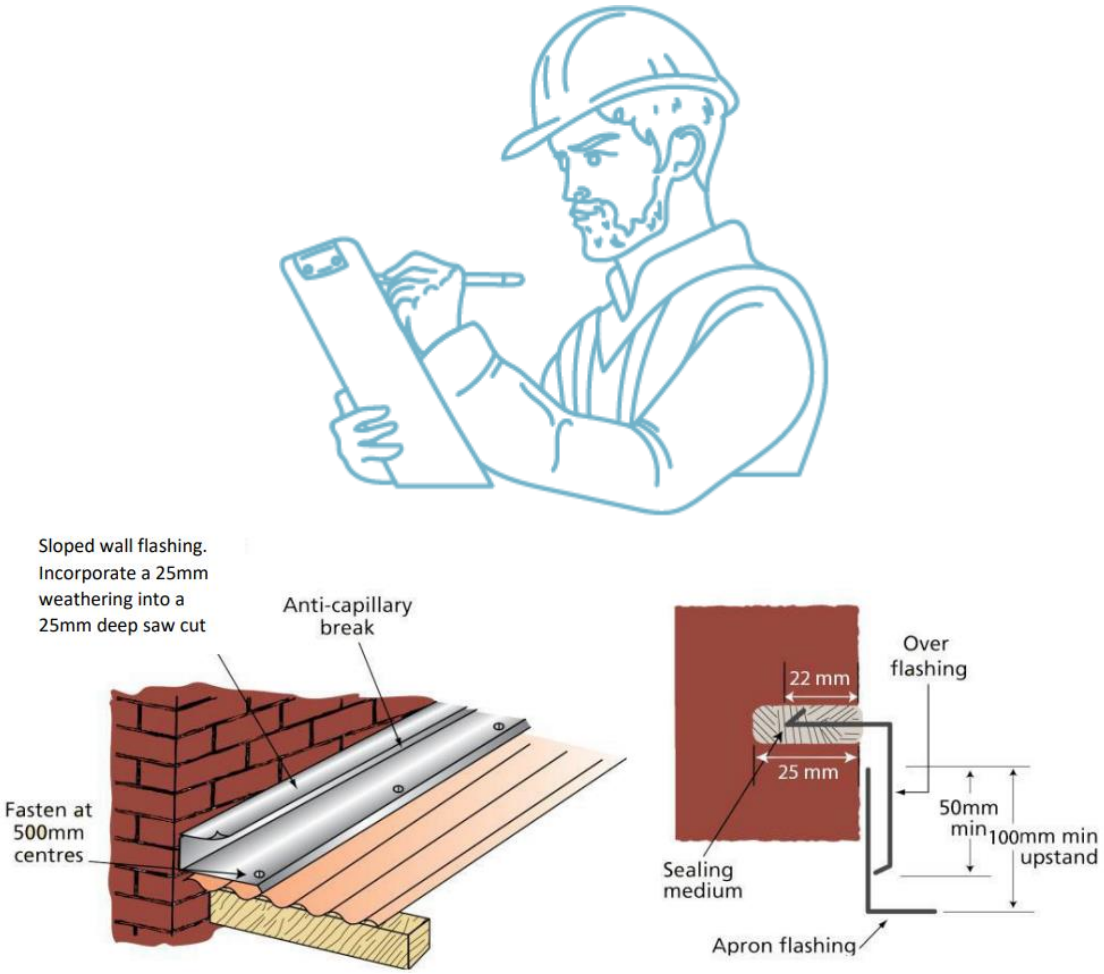

Figure 3: Wall and Step Flashings, referenced from HB 39 Figure 8.4(B)
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Requirements for Pressure flashings requirements

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

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.

- The fixing devices are compatible with the flashing material and comply with the installation requirements of HB39.

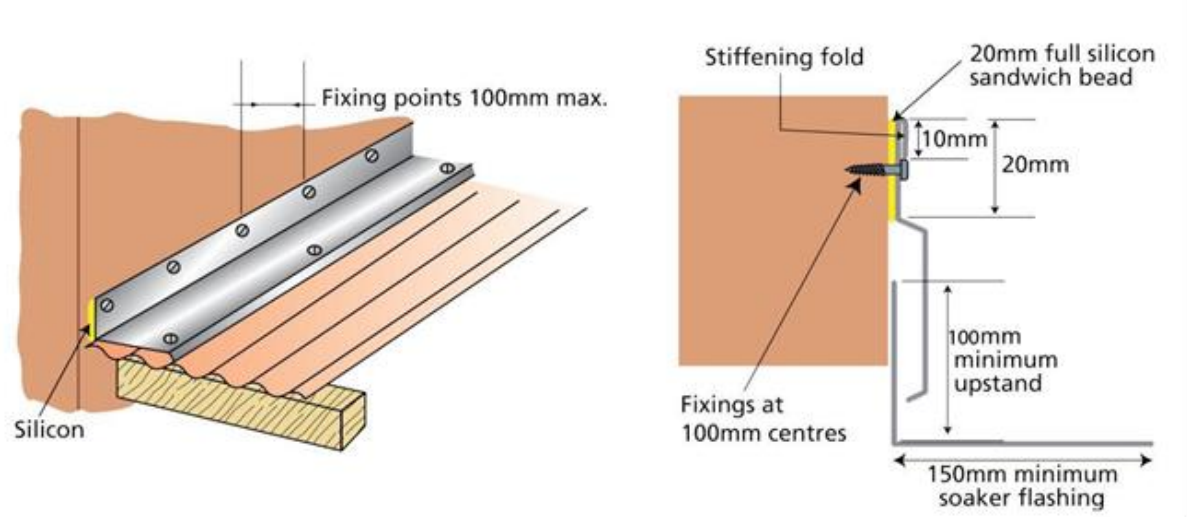

Figure 3: Pressure Flashings, referenced from HB 39 Figure 8.4 (C)

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Related Documentation

- Plumbing Regulations 2018
- National Construction Code 2022
- HB39:2015 and 1:2021 Installation code for metal roof and wall cladding
- National Construction Code, Volume 3, Plumbing Code of Australia (PCA) 2022: VIC Part E3
- Plumbing Practice Note RP-01 | Regulatory Framework
- Plumbing Practice Note RP-02 | Box Gutters
- Plumbing Practice Note RP-03 | Eaves Gutters
- Plumbing Practice Note RP-04 | Downpipes
- Plumbing Practice Note RP-06 | Roof sizing and calculations

List of Amendments

- NCC amendments
- Updated format and content review

Document history

Sector	Plumbing
Category	Roof Plumbing
Topic	Roof Flashings
Document number	05
Version	2.0
Superseded	• Version 1.0, published 28 June 2021, supersedes Technical Solution Sheets: Roof Plumbing 0.01-0.04 on 04 May 2023
Published	6 June 2024

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