

# Plumbing Regulation News Update

Plumbing Regulation News Update 07/2009

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## HIGH FRONTED GUTTERING, CHANGES TO BCA

### PURPOSE

To advise consumers and other interested parties of changes to the wording in the Building Code of Australia 2009, which relates to the need to ensure that adequate overflow measures have been included when high fronted guttering is installed on a building.

### BACKGROUND

High fronted gutters have become popular in recent years due to their cost, ease of installation and their ability to conceal the lower edge of roof tiles or roof decking/sheeting.

Issues have recently been raised by other jurisdictions in relation to rainwater entering certain houses and other buildings that have been fitted with high fronted gutters.

### BUILDING CODE OF AUSTRALIA (BCA) REQUIREMENTS

Contractors are required to install high fronted gutters in accordance with the Building Code of Australia (BCA) and the appropriate Australian Standards.

The BCA (Volume 2 Part 3.5.2.4 (d)) requires:

"Where high fronted gutters are installed, provision must be made to avoid any overflow back into the roof or building structure by incorporating overflow measures or the like."

In the previous edition of the BCA, explanatory information indicated that provisions such as slotted high front gutters may have achieved the requirement that overflow water does not enter the building during periods of exceptionally heavy rain. However, as of 1 May 2009, a wider range of overflow measures should be considered when designing and installing the system so as to avoid water ponding against, or entering into, the building. These measures may also include the provision of overflow slots in high fronted gutters,

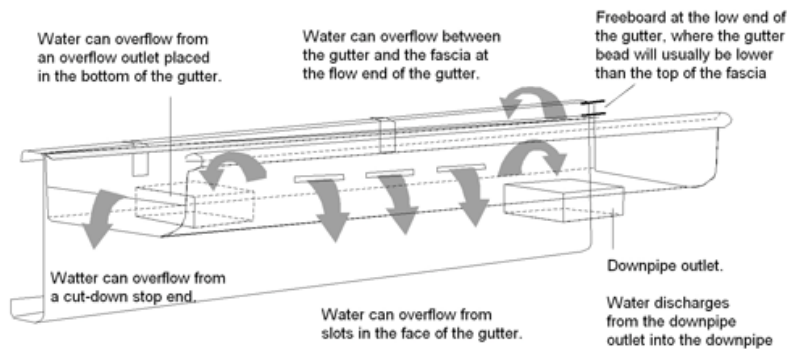
Extra care is to be taken in the design process of the roof drainage systems on residences with no eaves.

If you are intending to install new guttering you should discuss with your builder or plumber as to the most suitable type of guttering relative to your roof / eaves design. If high fronted gutters are proposed, ask what overflow measures are to be taken to satisfy the requirements of the BCA and relevant Australian Standards.

### OVERFLOW AVOIDANCE MEASURES

Some overflow measures may include:

- Slotted front of gutter (subject to adequate sizing of slots)
- Inverted downpipe nozzle at high points in the gutter set at a level below the fascia top
- Gutter stop ends installed at a lower level to act as an overflow weir
- Gap between the fascia and the back of the gutter
- Gutter installed such that the gutter front is below the top of the fascia allowing overtopping of the gutters



The diagram above illustrates some overflow measures

## FURTHER INFORMATION

More detailed information about high fronted gutters can be found in Plumbing Regulation Advisory Note 01/09 on the Workplace Standards Tasmania webpage:

[http://www.wst.tas.gov.au/industries/plumbing/advisory\\_notes](http://www.wst.tas.gov.au/industries/plumbing/advisory_notes)

For more details about plumbing legislation contact the Workplace Standards Tasmanian Helpline:

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