



**BEST PRACTICE GUIDE – (ROOFING AND ROOF PLUMBING)**

**JUNE 18<sup>TH</sup> 2019**

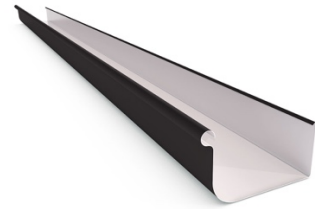
- In what is common practice in WA (in low rainfall areas), rebate fascia is used for metal fascia. We prefer the use of Stratco ClickFast Fascia, which allows for the gutters to fall to downpipes at a minimum 1:500mm Fall. We see a prevalence of water leaks into eave lining and often back into wall cavity. This is due to a number of reasons, with one of them being the lack of fall to gutters due to rebate fascia (with no mechanism for gutter fall) being used.



Torrent Spacer Gutter Clip



Clickfast Fascia - Flat



Quad Gutter 115mm

#### **NCC 2019 Volume 2 - 3.5.3.4 Installation of gutters**

- (a) Gutters must be installed with a fall of not less than—
- 1:500 for eaves gutters, unless fixed to metal fascias; and
  - 1:100 for box gutters.
- (b) Eaves gutters must be—
- supported by brackets securely fixed at stop ends and at not more than 1.2 m centres; and
  - be capable of removing the overflow volume specified in [Table 3.5.3.3a](#) and [Table 3.5.3.3b](#).
- (c) Overflow measures in accordance with [Table 3.5.3.4a](#) and [Table 3.5.3.4b](#) are deemed to be capable of removing the overflow volume specified in that Table.
- (d) Valley gutters on a roof with a pitch—
- more than 12.5 degrees — must have width of not less than 400 mm and be wide enough to allow the roof covering to overhang not less than 150 mm each side of the gutter; or
  - not more than 12.5 degrees — must be designed as a box gutter.
- (e) The requirement of (b)(ii) does not apply to eaves gutters fixed to a verandah or an eave that is greater than 450 mm in width, which—
- has no lining; or
  - is a raked verandah or a raked eave with a lining sloping away from the building.

#### **NCC 2019 Volume 2 - 3.5.3.5 Downpipes — size and installation**

- Downpipes must—
- not serve more than 12 m of gutter length for each downpipe; and
  - be located as close as possible to valley gutters; and

- Temporary roof perimeter guard rail REQUIRED (Where there is a possibility of falling 3m or greater) *W.A Code of Practice for the prevention of falls in the workplace - 2004*
- Anti-Ponding Board – Fibrecement - 275mm x 4.5mm (attached to top of fascia and rafters, allowing a minimum 50mm clearance between APB and first tile batten)

*Note: a) An anti-ponding device/board must be provided -*

- i) on sarked roofs with a pitch less than 20°; and*
- ii) on all roof pitches where there is no eaves overhang, regardless of whether sarking is required.*

*b) An anti-ponding device/board required by (a) must be water resistant and fixed along the eaves line from the top of the fascia back up the rafter with a clearance of approximately 50mm below the first batten.*

*BEST PRACTICE NOTE: To prevent water flowing into eave lining due to sarking sag, we recommend ALWAYS using an anti ponding board on tiled roofs with sarking. We also ALWAYS recommend sarking under all roof coverings.*

### SPECIFICATIONS - ROOFING

	BMT	MASS	COVER WIDTH	RIB DEPTH	ROOF PITCH MINIMUM	Maximum recommended spacing of supports				
						ROOFS			EAVES OVERHANG	
						Single	End	Internal	Unstiffened	Stiffened
	mm	kg/m <sup>2</sup>	mm	mm	Degrees	mm	mm	mm	mm	mm
CUSTOM ORB®	0.42	4.23	762	16	5	700	900	1200	200	300
	0.48	4.81	762	16	5	800	1300	1700	250	350

### COMPATIBILITY OF DIRECT CONTACT BETWEEN METALS OR ALLOYS

ROOF DRAINAGE SYSTEM COMPONENTS & ANY CLADDING MATERIAL	ACCESSORIES OR FASTENER OR (UPPER SURFACE)		
	ZINCALUME®	COLORBOND® COLORBOND® ULTRA COLORBOND® METALLIC	COLORBOND® STAINLESS
ZINCALUME®	YES	YES	NO
COLORBOND® COLORBOND® ULTRA COLORBOND® METALLIC	YES	YES	NO
COLORBOND® STAINLESS	NO	NO	YES

### ACCEPTABILITY OF DRAINAGE FROM AN UPPER SURFACE TO A LOWER METAL SURFACE

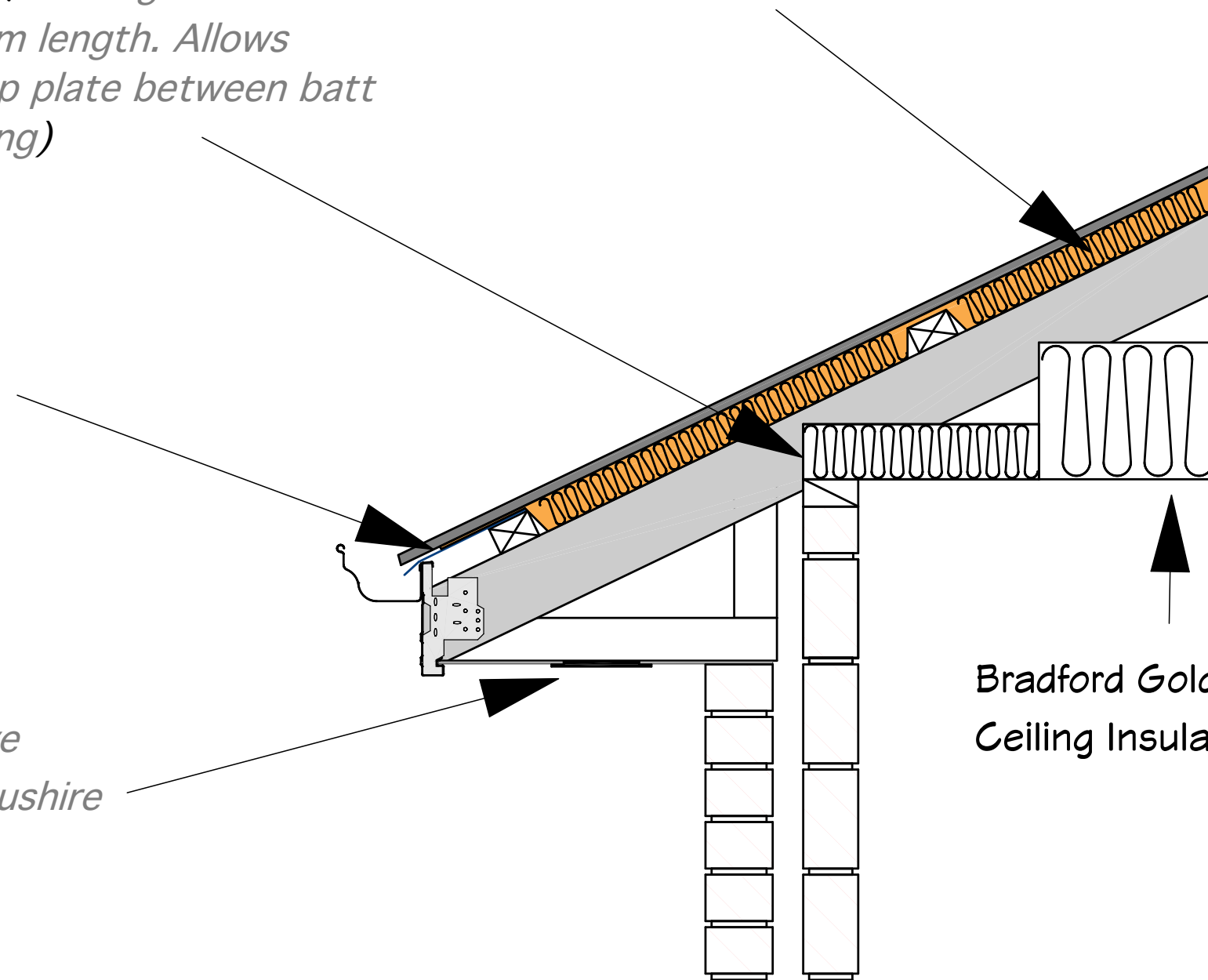
LOWER ROOF DRAINAGE SYSTEM MATERIAL	ACCESSORIES OR FASTENER OR (UPPER SURFACE)		
	ZINCALUME®	COLORBOND® COLORBOND® ULTRA COLORBOND® METALLIC	COLORBOND® STAINLESS
ZINCALUME®	YES	YES	YES
COLORBOND® COLORBOND® ULTRA COLORBOND® METALLIC	YES	YES	YES
COLORBOND® STAINLESS	YES	YES	YES

Bradford Gold Batts Hi-Performance Wall  
Insulation - 90mm R 2.7 (Full length 1160mm  
Batt cut into 3x386mm length. Allows  
20mm clearance at top plate between batt  
and underside of sarking)

Bradford Anticon (Installed as per Anticon  
Roofing Blanket Installation guide for  
residential class 1)

Bradford Thermoseal  
(300mm strip run from edge  
of fascia to first batten.  
Anticon lapped on sarking  
minimum 50mm from fascia  
edge. )

Eave Vent (Edmonds Polyeave  
vent or Metal Eave Vent for bushire  
zones up to BAL 40)



Bradford Gold™ Hi-Performance Acoustic  
Ceiling Insulation - 260mm - R6.0

## Apollo Improvements Best Practice Roof sheeting sarking and insulation

(Best Practice and Manufacturers recommendations)

Bradford Thermoseal (*Rolled horizontally on rafters. 150mm min. overlap of sheets required. Overlap fascia edge by 25mm into gutter*)

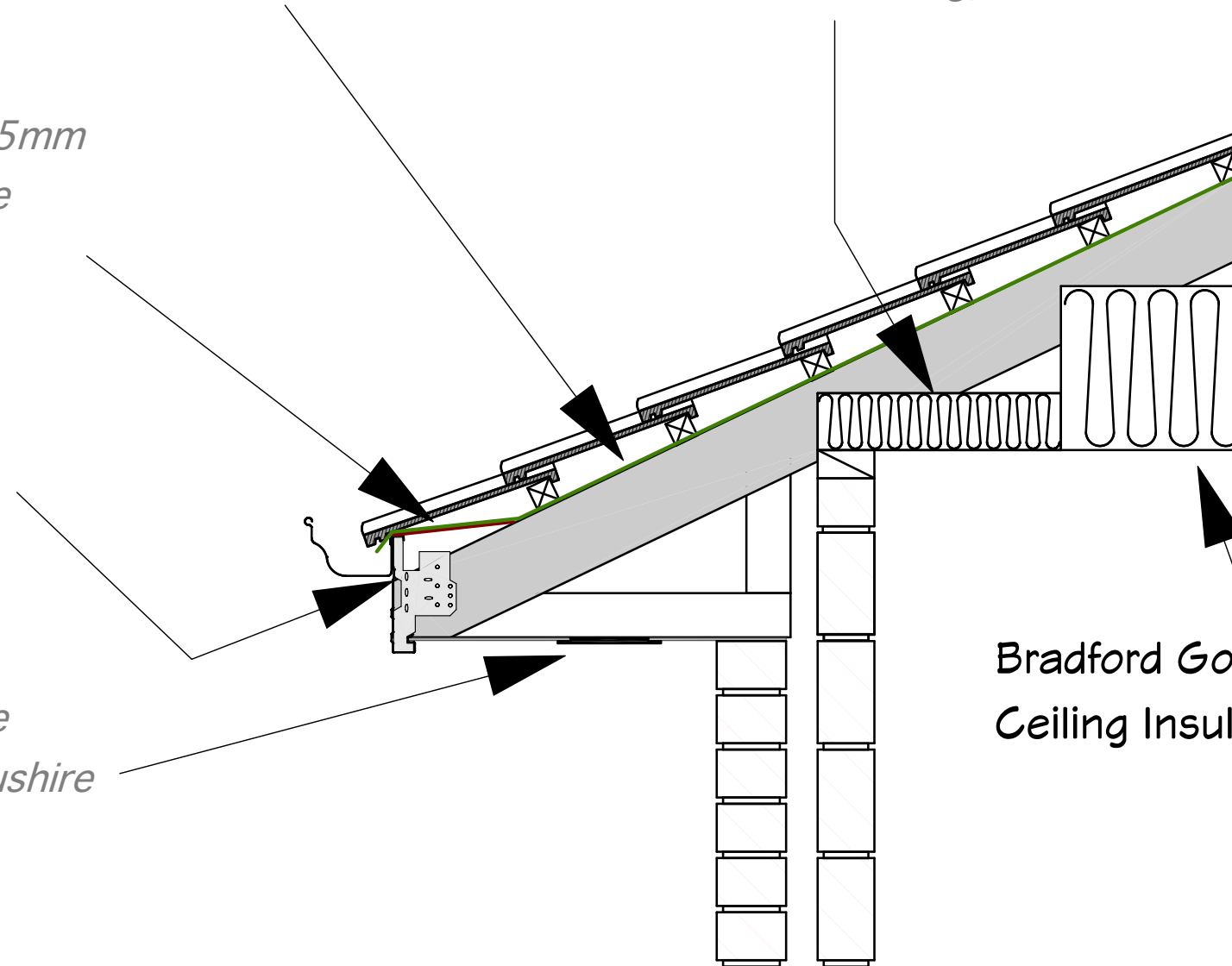
Bradford Gold Batts Hi-Performance Wall Insulation - 90mm R 2.7 (*Full length 1160mm Batt cut into 3x386mm length. Allows 20mm clearance at top plate between batt and underside of sarking*)

Anti-Ponding board (*275mm x 4.5mm fibrecement. 50mm min. clearance between first tile batten.*)

Roof Batten Tilt (*Top of fascia 25mm above first batten height*)

Eave Vent (*Edmonds Polyeave vent or Metal Eave Vent for bushire zones up to BAL 40*)

Bradford Gold™ Hi-Performance Acoustic Ceiling Insulation - 260mm - R6.0



## Apollo Improvements Best Practice Tile Roof sarking and insulation

*(Best Practice and Manufacturers recommendations)*

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