



PLANNING circular

BUILDING SYSTEM

Building regulation advisory note

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Related	

High front gutters

The purpose of this circular is to raise awareness and remind practitioners of the regulatory provisions applying to the design and installation of gutters.

Background

High front gutters have been in use since the 1990s. The Building Code of Australia (BCA), including certain referenced Australian Standards, contains requirements for the performance, construction and installation of high front gutters. In recent times, issues have been raised in relation to water penetration in certain houses that have been fitted with high front gutters.

Building Code of Australia requirements

It is a requirement under the *Environmental Planning and Assessment Act 1979* and its Regulation, that all building work be carried out in accordance with the BCA. In this regard, accredited certifiers, councils and building practitioners are reminded of the following relevant provisions in the BCA and specific standards referenced by the BCA, relevant to stormwater drainage.

Volume One of the BCA provides for Damp and Weatherproofing in Part F1, namely:

- Performance Requirements FP1.2 and FP 1.3
- Deemed to Satisfy Provisions F1.1, which requires stormwater drainage to comply with AS /NZS 3500.3 (2003), 'Stormwater drainage'.

Volume Two of the BCA provides for gutters and downpipes in Part 3.5.2, namely:

- Compliance with Performance Requirement P2.2.1
- Deemed to Satisfy Provisions as follows:
 - the Acceptable construction manuals AS /NZS 3500.3; or AS/NZS 3500.5, (2000) 'Domestic Installations', or
 - the Acceptable construction practice described in Clause 3.5.2.1 'Application', particularly subclause (b); and Clause 3.5.2.4 'Installation of Gutters', particularly subclause (d).

The referenced edition of AS/ NZS 3500.3 (2003) includes:

- the requirements for Roof Drainage Systems – in Section 3, 'Design' and in Section 4, 'Installation'
- examples of acceptable overflow measures for eaves gutters, which are contained within Appendix G.

The referenced edition of AS/ NZS 3500.5 (2000) includes requirements for stormwater drainage in Section 5.

All building practitioners and certifying authorities are reminded of these requirements.

Further information

If you have any enquiries in relation to this matter, please phone the Building Systems Unit of the Department of Planning on (02) 9228 6529.

Authorised by:

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Important note

This circular does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this circular.

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