

# CONTENTS

Section	Topic	Page
1	Gaining Approval Under the Building Code of Australia	5
2	Fire and Sound Requirements	6
3	Contaminated Building Sites	11
4	Construction Waste Management	12
5	Erosion and Sedimentation Control	16
6	Flood Prone Land	20
7	Tanking	20
8	Stormwater Management	21
9	Reinforced Concrete	22
10	Retaining Walls	23
11	Vapour Barriers and Damp-Proof Membranes	25
12	Freeboard for the Building	26
13	Damp-Proof Courses	27
14	Movement Joints in Buildings	29
15	Balcony Flashings	31
16	Cavity Wall Construction	32
17	Roof Framing	34
18	Guttering	37
19	External Waterproofing Membranes	38
20	Cement Rendering	39
21	Internal Plasterboard Linings	40
22	Painting	41
23	Flashings	42
24	Internal Wet Areas	45
25	Landscaping	48
26	Documents Required By The Principal	48
27	Dilapidation Survey	49
28	Final Review Prior to Practical Completion	50
29	Acronyms	50
30	List of Details	51

**Timber:**

- Prepare surface by removing all traces of dirt, grease, oil and grime with solvents and sand smooth.

**Cement Render, Fibrous Plaster, Fibre Cement, Gypsum Plasterboard, Brick, Blockwork and Concrete:**

- Prepare surfaces by filling holes and other imperfections with suitable filler, sand/rub smooth, dust off and then apply coating system.

**Galvanised Steel, Zinalume and Aluminium Surfaces:**

- Prepare surfaces by solvent washing with mineral turps or other suitable solvent, wash down with clean water and dry with a clean cloth to remove traces of residual solvent.
- Remove all loose oxide film by dry scuffing with fine abrasive paper.
- Good adhesion of paint to zinc coated or aluminium surfaces can be obtained by the correct use of a self-etching primer.

**Selected References**

- AS 2311–2000, Guide to the painting of buildings, Standards Australia.
- AS 1580.0–2004 Paints and related materials – methods of test – introduction and list of methods.
- Australian paint Approval Scheme, <http://www.apas.gov.au/index.asp>

**23.1 ISSUE**

To prevent moisture entering through walls, protrusions, chimneys and parapet walls where intersecting with openings, penetrations, other walls and roofs.

**23.2 PRINCIPLES**

Generic flashing systems:

- In full brick construction flashings are built into the inner skin of brickwork, then sloped down the cavity, then projected outwards through the external skin. Water that penetrates into the cavity is drained out through weep holes located immediately above the flashing in the external skin. Typically, weep holes consist unfilled vertical joints in the brickwork.
- In Brick veneer construction the same concepts apply except the inner side of the flashing is nailed to the face of the stud wall rather than being built into the inner skin of brickwork.
- In clad frame construction, flashings are typically nailed to the stud wall then pass across the width of the cladding and are then turned down the face of the cladding or other object such as window frames.

Additional features that apply to the above systems include:

1. Correct selection of flashing material including the correct weight and type of material. This is important for both durability purposes and to prevent 'flapping' or dislodgement of exposed flashings. Minimum requirements must comply with AS/NZS 2904. Selected options from this standard include:
  - a. Lead;
  - b. Polyethylene coated aluminium; and
  - c. Bitumen coated aluminium.
2. Suitable detailing for the positioning and installation of flashings e.g. laps should be the full width of the flashing material.
3. Co-ordination of trades is important to ensure building-in flashings at the correct stage during the building process.
4. Use metals that are compatible to prevent corrosion. For example, ensure water run-off from a flashing at a higher level does not carry oxides to a non-compatible metal at a lower level.

### 23.3 APPLICATION

Common types of flashings are shown in Figures 23.1 to 23.11.

#### Selected References:

- AS/NZS 2904–1995, AS 3700 Damp-proof courses and flashings, Standards Australia.
- AS 3700–2001 Masonry structures (December 2001), Standards Australia.

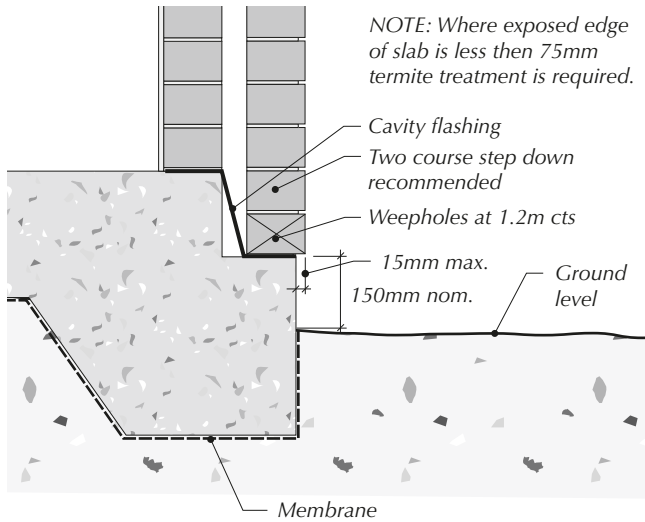


Figure 23.1: Flashing at slab/wall perimeter

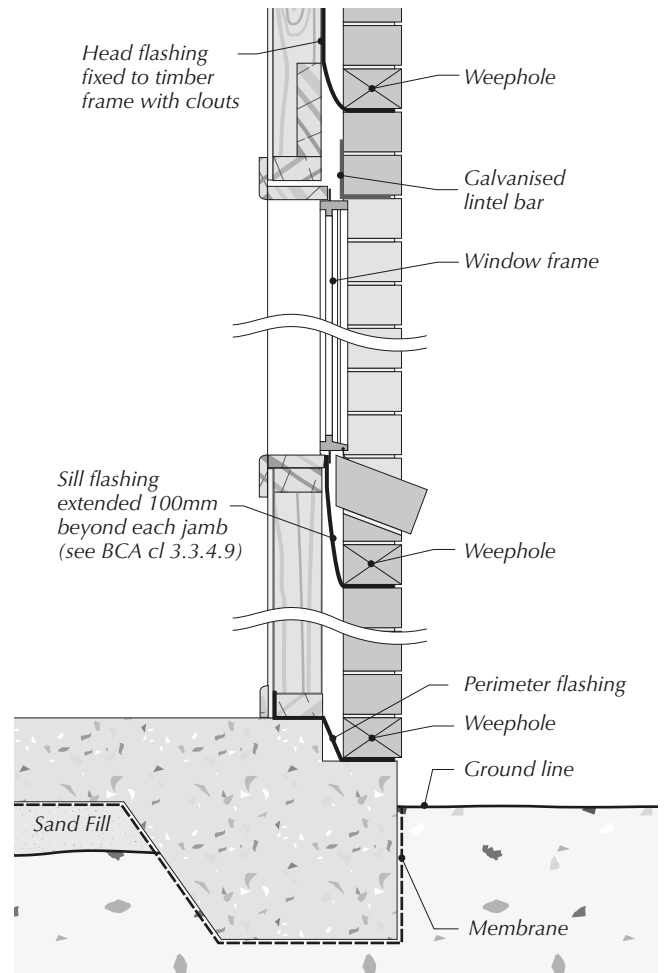


Figure 23.3: Flashing to openings – brick veneer construction

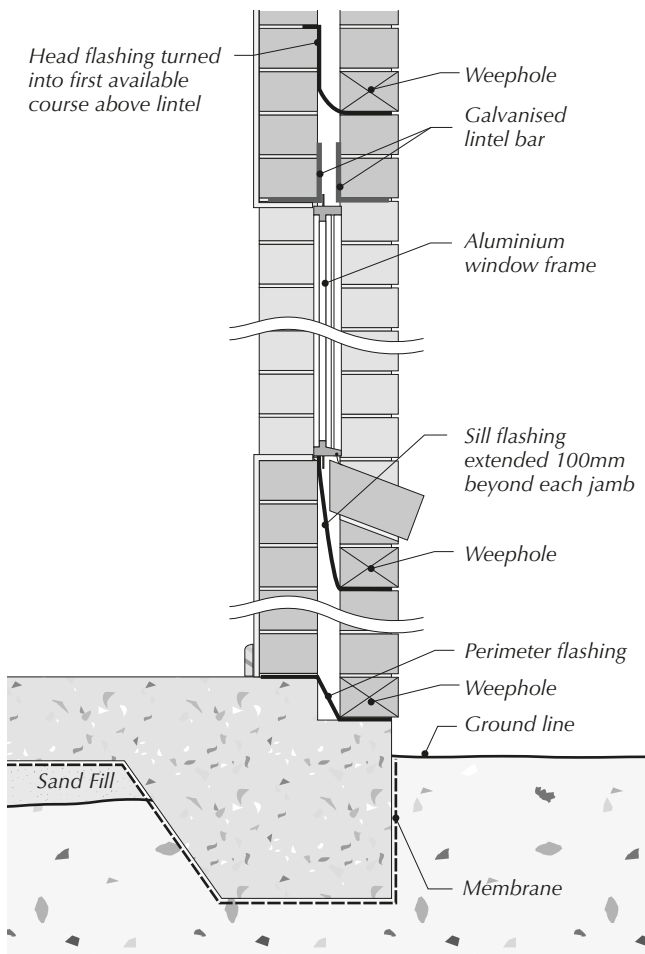


Figure 23.2: Flashing to openings – full brick construction

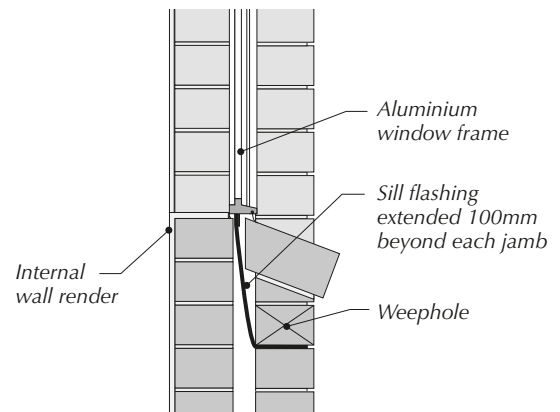


Figure 23.4: Flashing at window sill

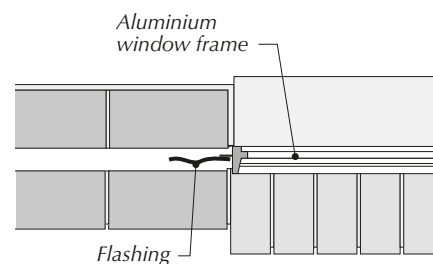


Figure 23.5: Flashing at window jamb