



LEAKING BUILDINGS – Residential Strata

Common areas of water ingress

July 2022

1 Roof coverings

2 External wall systems

3 Basements / Car Parks

ROOF COVERINGS

RESIDENTIAL STRATA



sedgwick®

© 2020 Sedgwick International— Do not disclose or distribute





➤ CHALLENGES OF THE CONTEMPORARY ROOF TOP

Swimming pool

Grassed area – including sub grade

Established trees

Retaining walls and garden beds

Plant and machinery

Service ducts

Solar systems

Box Gutters

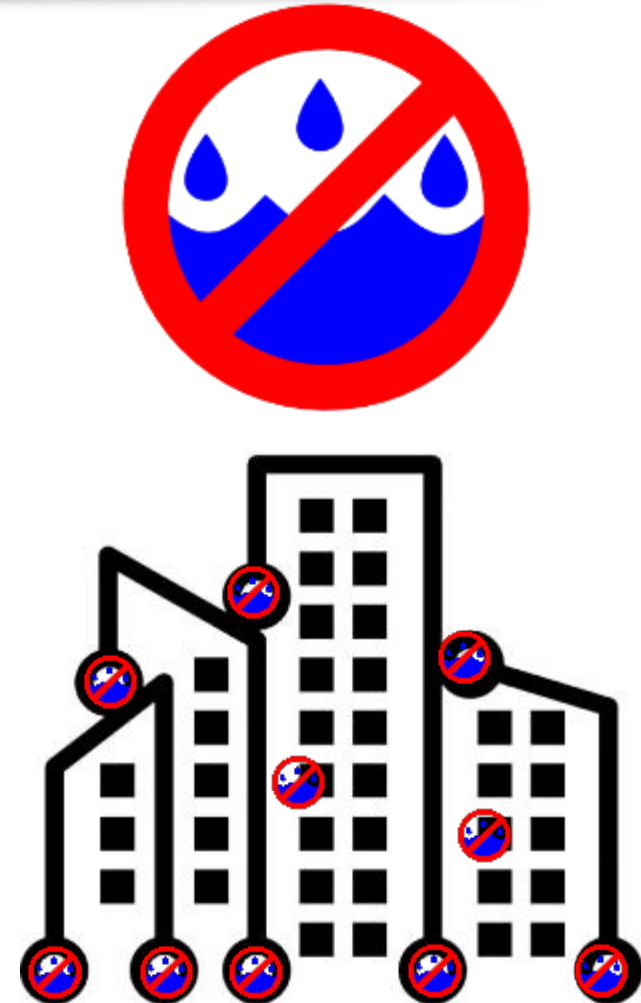
HEALTH AND AMENITY

PERFORMANCE REQUIREMENTS

FP1.4

A roof and *external wall* (including openings around *windows* and doors) must prevent the penetration of water that could cause—

- (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and
- (b) undue dampness or deterioration of building elements.













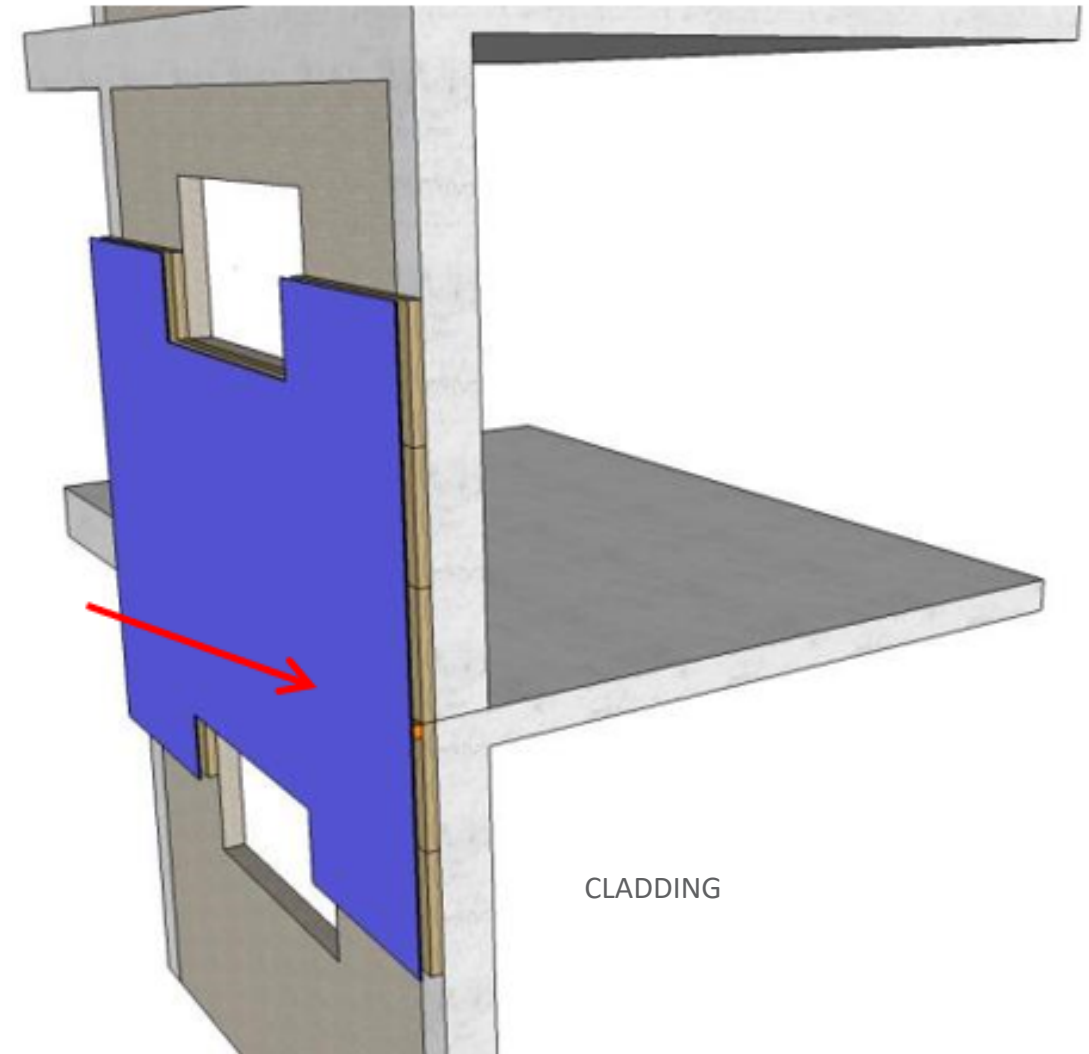
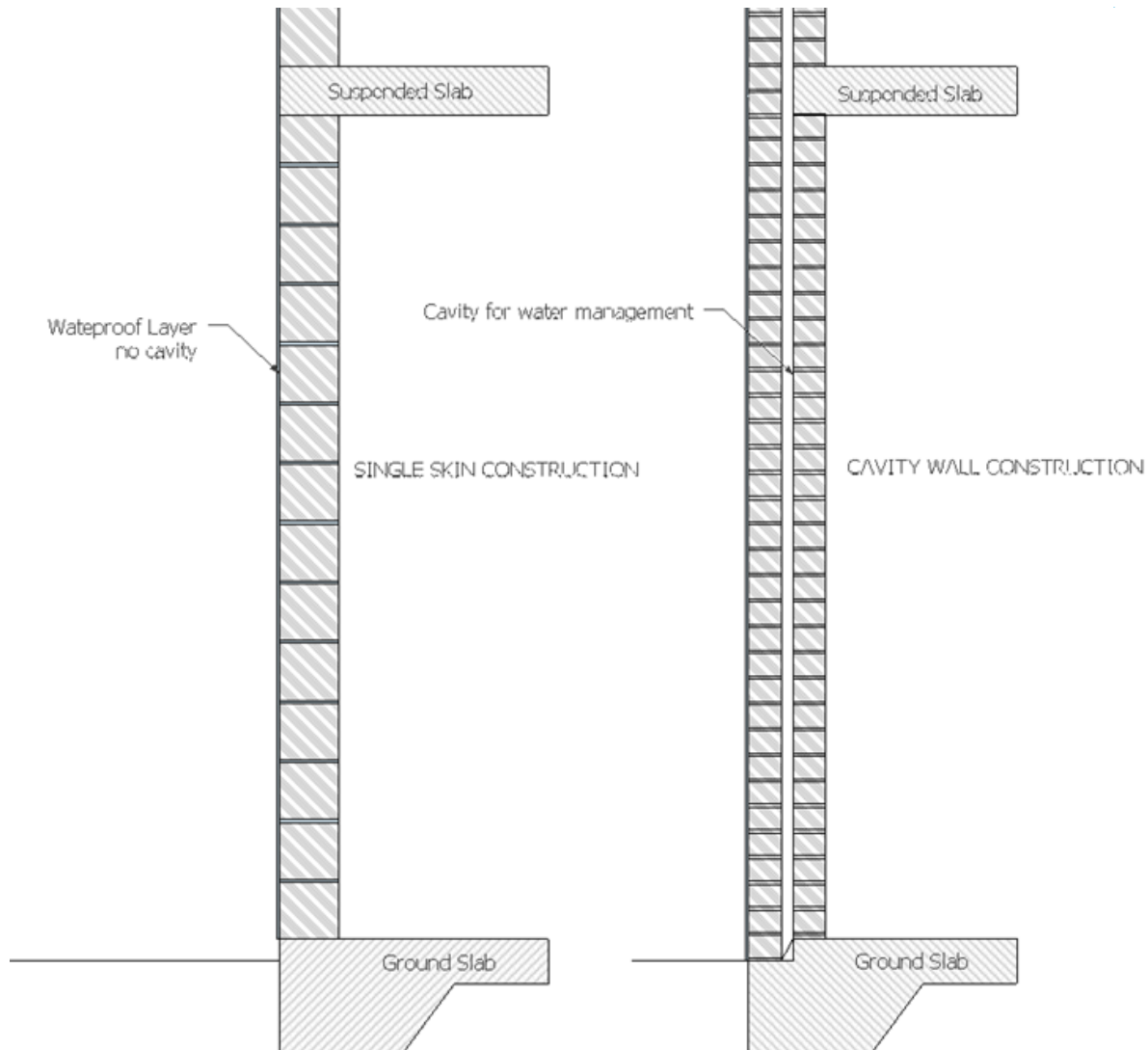
EXTERNAL WALL SYSTEMS

Cavity Masonry, Single skin masonry and Cladding



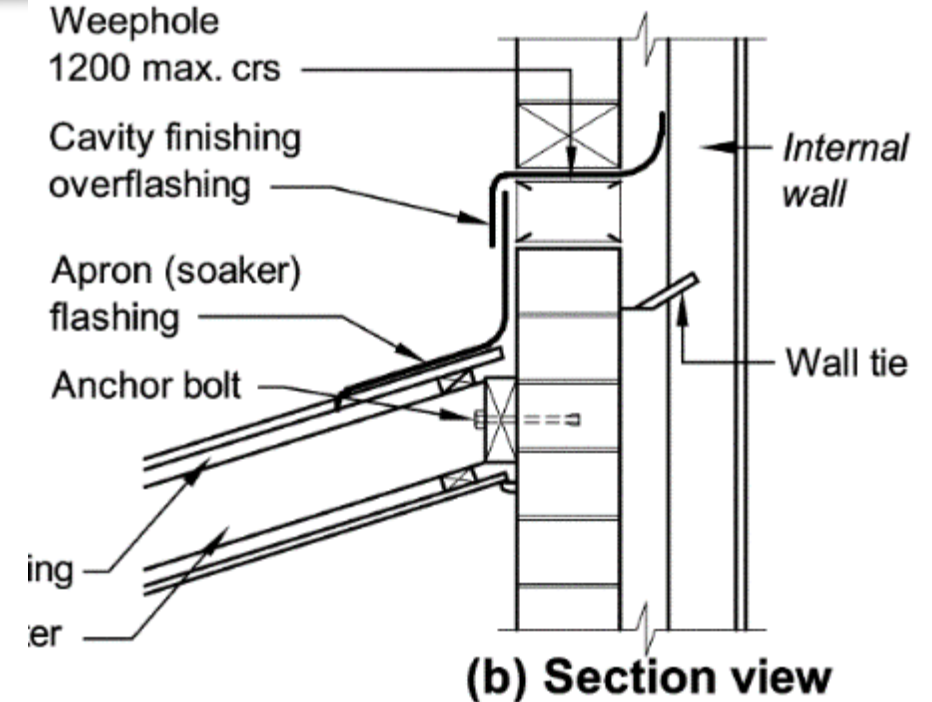
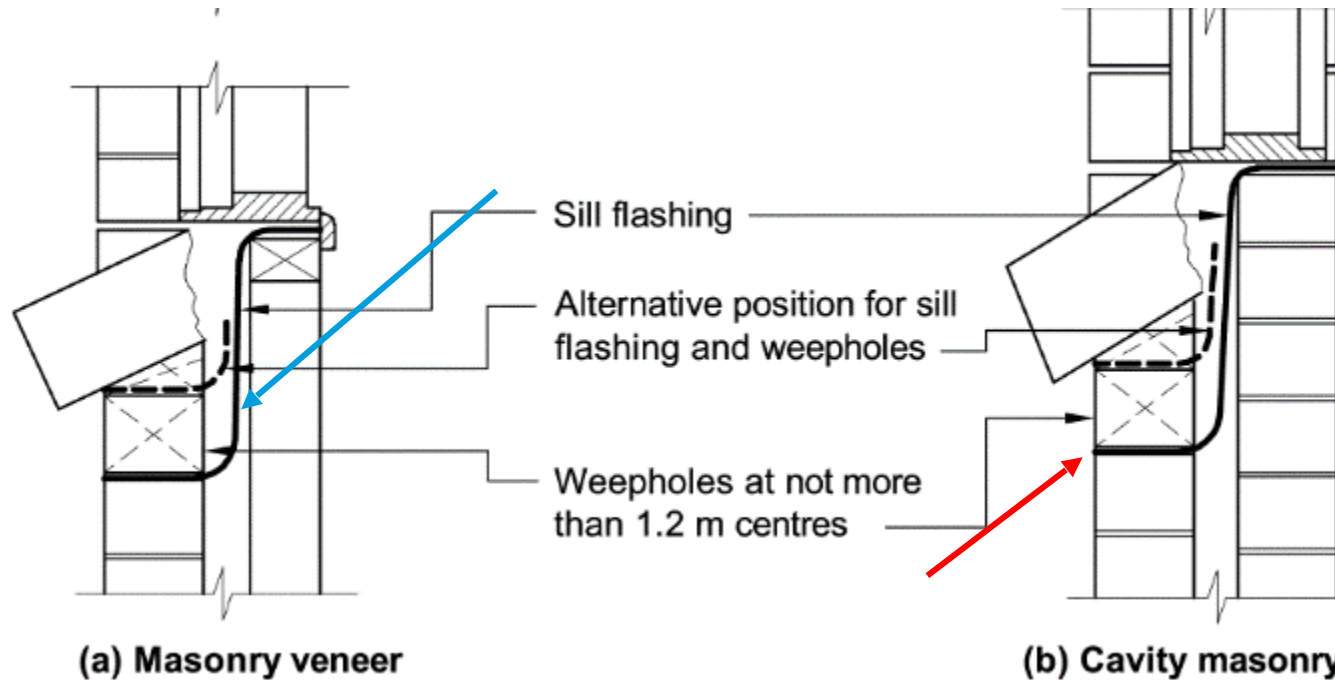
sedgwick®

© 2020 Sedgwick International – Do not disclose or distribute



In brick veneer and cavity masonry construction, a cavity must be provided between the inner and outer walls as follows:

- (a) Brick veneer—not less than 25 mm width.
- (b) Cavity masonry—not less than 35 mm nor more than 65 mm width.
- (c) The minimum cavity width specified in (a) and (b) is to be maintained between the outer masonry leaf and any services, insulation, sheet bracing or other element located in the cavity.









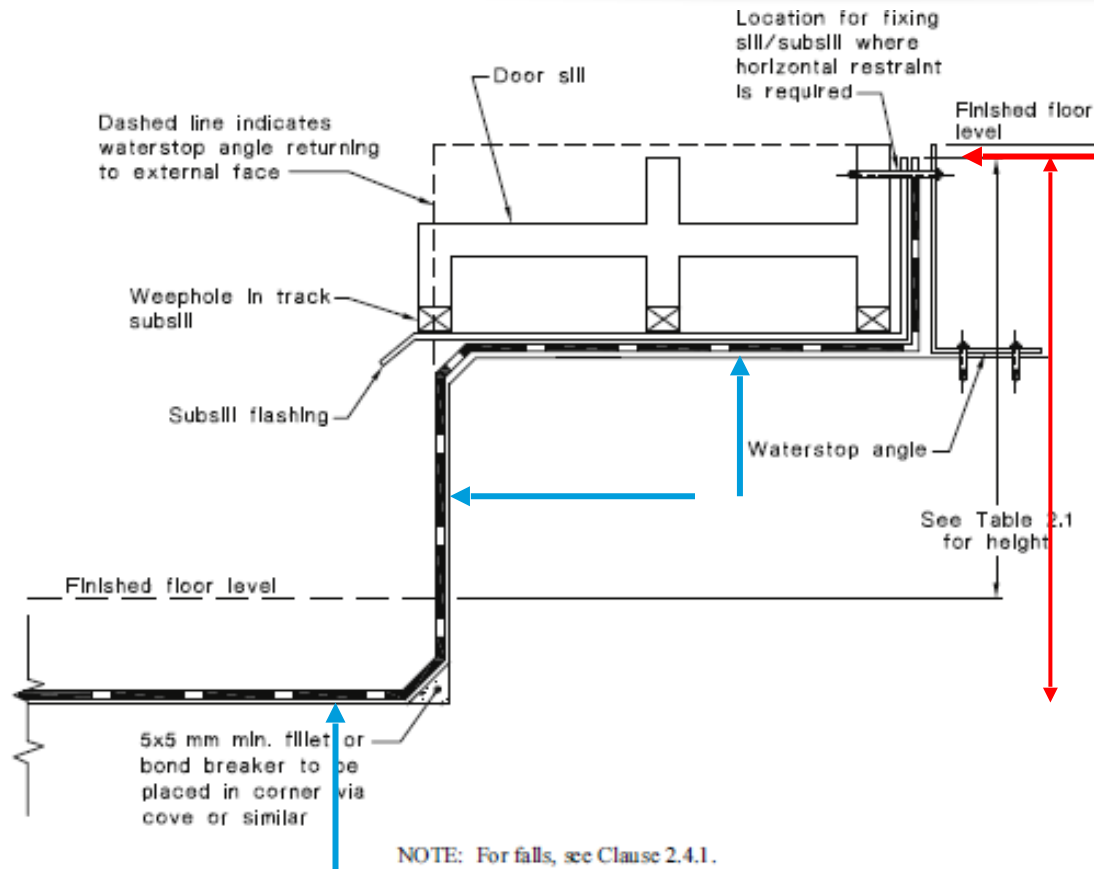


FIGURE 2.8 DETAIL OF MEMBRANE TERMINATION AT EXTERNAL OPENINGS DOORS

AS 4654.2—2009

20

2.6.3.2 Doors and windows protection

Openings should be protected with a set-down or hob to provide a vertical surface of sufficient dimension to satisfy the requirements of Table 2.1.

Where circumstances do not permit the inclusion of a set-down or hob (e.g., for wheelchair access), a gutter shall be formed into the substrate immediately in front of the opening.

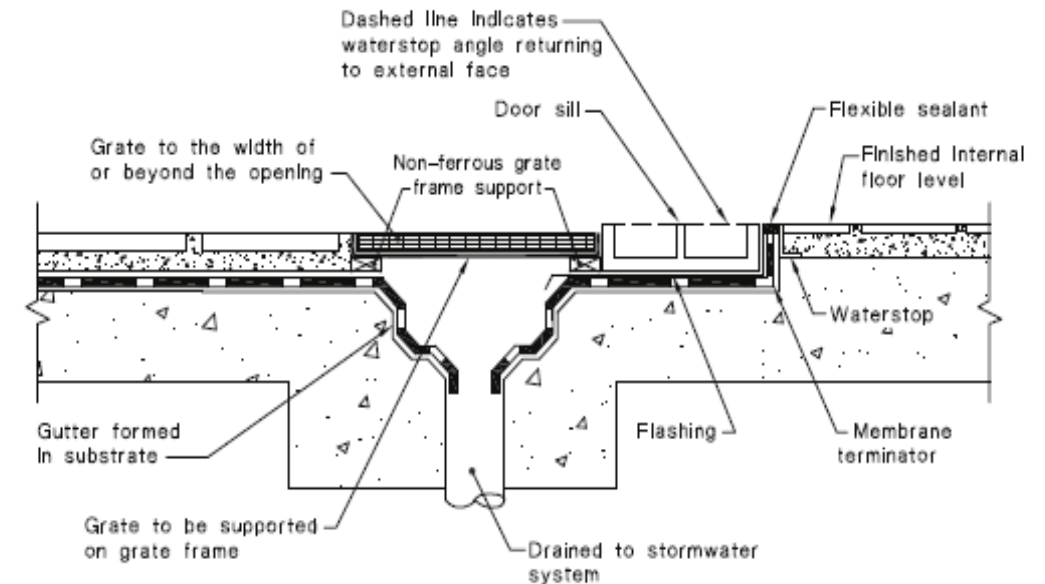


FIGURE 2.9 DETAIL OF MEMBRANE TERMINATION AT WALL OPENINGS WHERE THE INTERNAL AND EXTERNAL FINISHED FLOOR LEVELS DO NOT ALLOW THE UPTURN REQUIRED IN TABLE 2.1



3.3.4.12 Weatherproofing for single skin masonry walls

- (a) A **waterproof coating** material must be applied to **all external single skin masonry** walls in accordance with the following:
 - (i) The coating must extend from the upper most exposed part of the wall—
 - (A) to a level adjacent the internal finished floor level, if the external blockwork overhangs the edge of the slab 10 mm; or
 - (B) 50 mm below the internal floor level if no edge overhang is provided to the blockwork (see [Figure 3.3.4.9](#)).
 - (ii) Acceptable external waterproof finishes are—
 - (A)** three coats of 100% acrylic based exterior quality gloss paint; or
 - (B)** one complete coat of cement based paint and two coats of 100% acrylic based exterior quality gloss paint; or
 - (C)** clear water repellent, provided the wall is protected by a roof overhang.
- (b) Windows must be installed in accordance with [Figure 3.3.4.8](#).
- (c) A damp-proof course and vapour barrier or damp-proofing membrane must be installed in accordance with [Figure 3.3.4.9](#).

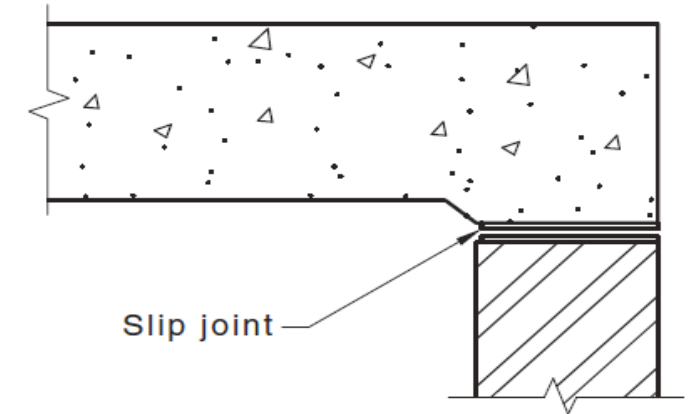
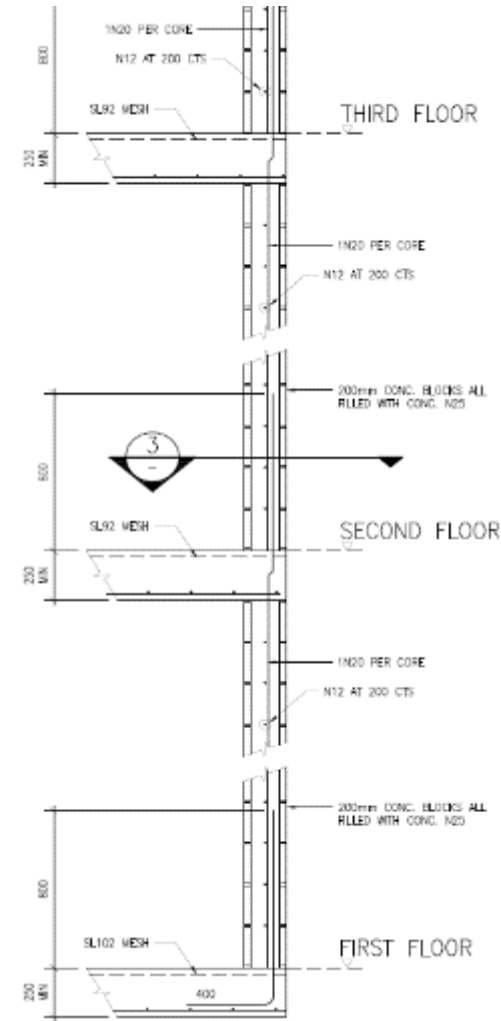
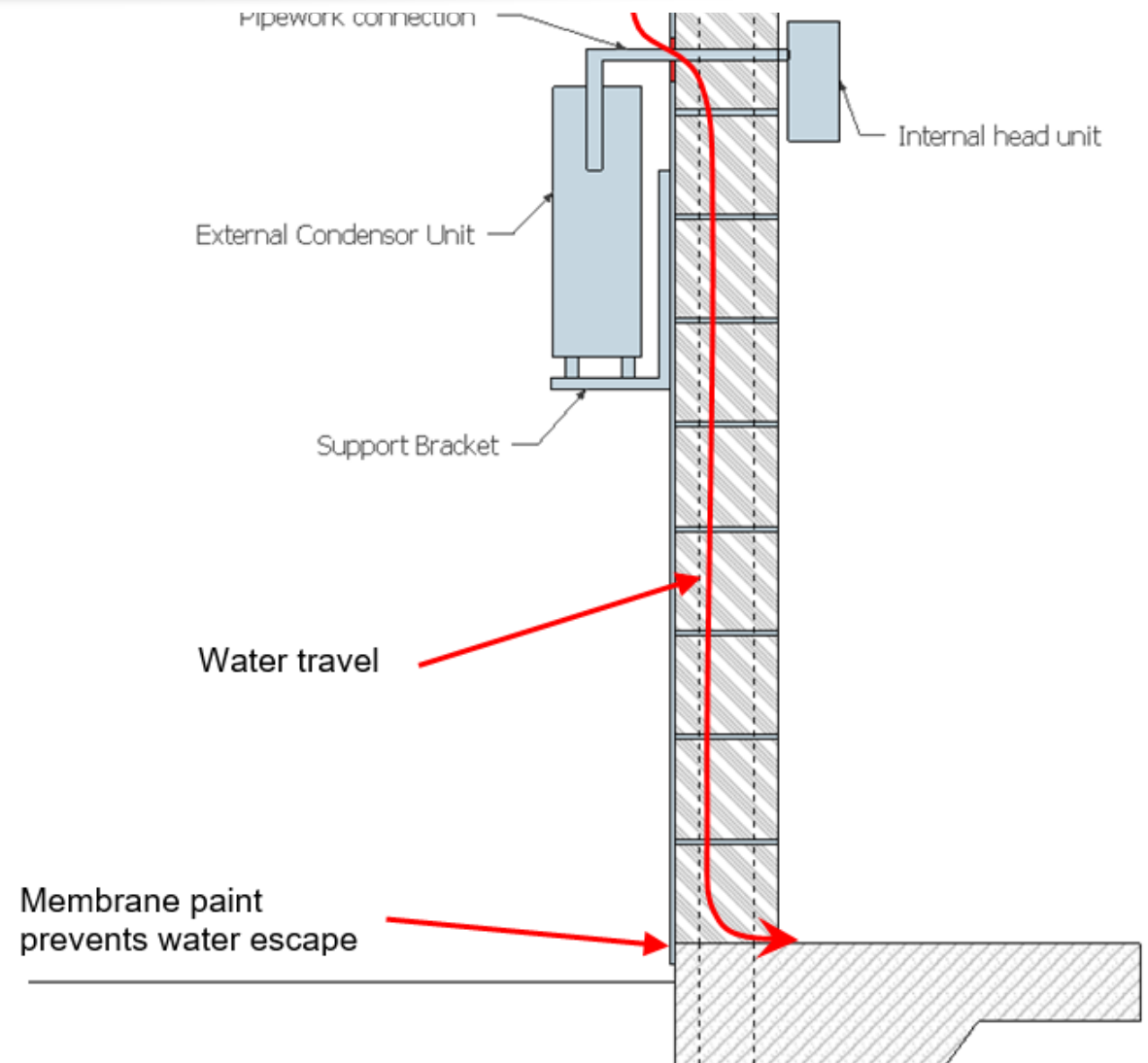
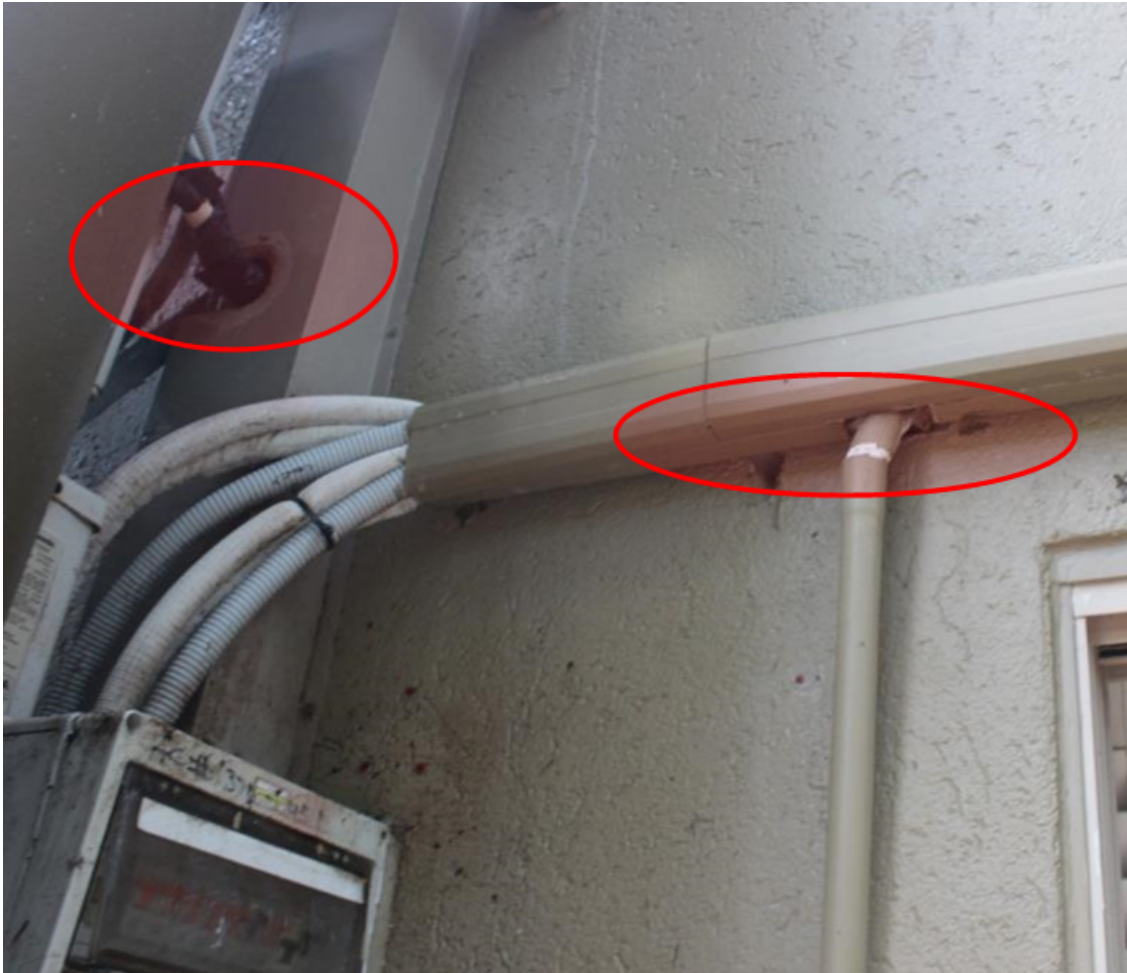


FIGURE 4.2 SLIP JOINT









BASEMENT / CAR PARKS



sedgwick.

FP1.4

A roof and *external wall* (including openings around *windows* and doors) must prevent the penetration of water that could cause—
(a) unhealthy or dangerous conditions, or loss of amenity for occupants; and
(b) undue dampness or deterioration of building elements.

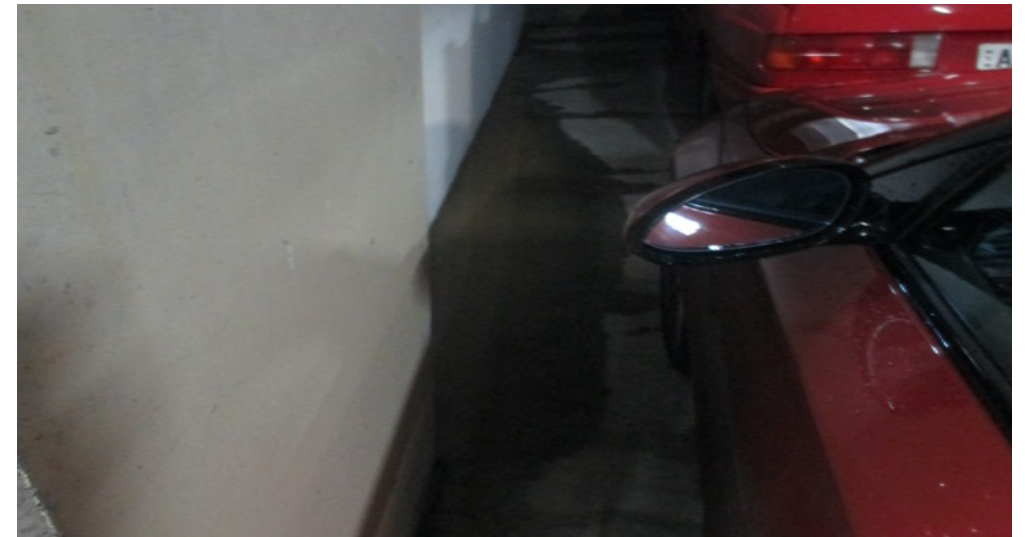
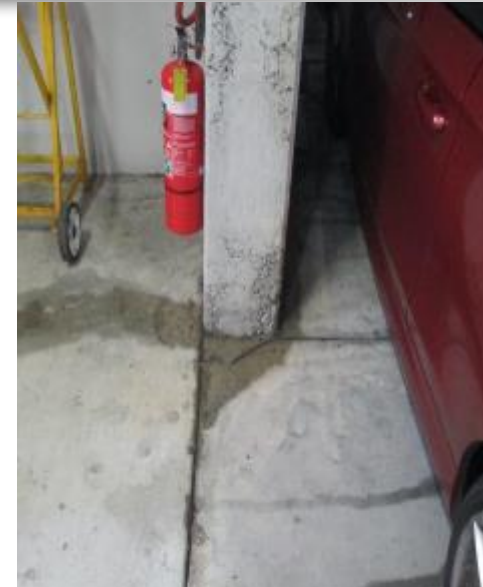
Limitation:

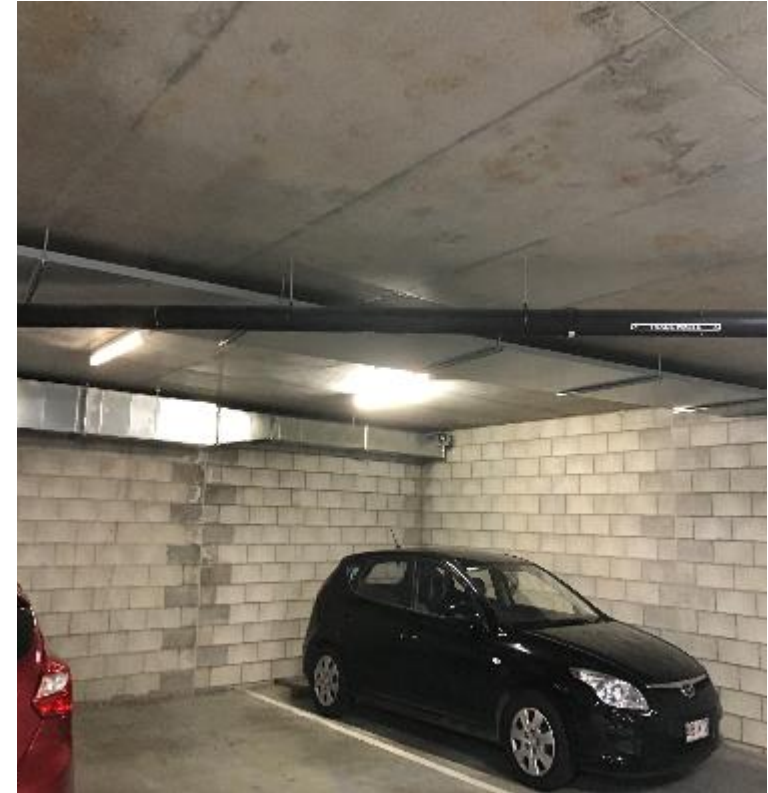
FP1.4 does not apply to—

- (a) a Class 7 or 8 building where in the particular case there is no necessity for compliance; or
- (b) a garage, tool shed, *sanitary compartment*, or the like, forming part of a building used for other purposes; or
- (c) an *open spectator stand* or *open-deck carpark*.















Bruce McKenzie

National Manager - Commercial Services
& Major Projects

Office 1300 735 720 Mobile 0420 961 403
Email



James McIntosh

National Manager – Technical Services

Office 07 3121 6808 Mobile 0420 959 938
Email james.mcintosh@au.sedgwick.com

THANK YOU!

QUESTIONS