
7.00 Roofs

All the requirements of this Section are Mandatory.

7.01 Roofs Generally

All GU buildings shall have pitched roofs. The minimum pitch shall not be less than the roofing manufacturer's recommendations for the particular materials adopted, however the roof pitch must never be less than five degrees (5°).

Membrane roofs will not be acceptable except in special circumstances and only with the approval of the Deputy Director (PD&C) CLF.

All plumbing vent pipes, other pipework, mechanical fans, cowls and the like located on or projecting above the roof shall be finished to match the roof colour. All metal framing exposed above the roof shall be hot dip galvanised after fabrication and be left unpainted.

Roof design shall minimise the number of penetrations through the decking or membrane.

7.02 Roof Deck Materials

Roofs shall generally be metal pan roof decking, manufactured from G550 hi-tensile colour coated (Colorbond) steel in accordance with AS 1397 and AS 2728-Category 3, with a thickness of 0.48mm BMT.

The deck profile shall be equivalent to Stramit 'Speed Deck Ultra' and fixed on concealed clips in accordance with the manufacturer's printed instructions. All sealants, fixings and accessories shall match the colour of the roof.

Ends of sheets must be turned up at ridges, penetrations and abutments, and turned down into gutters using specialist tools.

The colour of the roof sheeting must be approved by CLF.

If vertical linings are required where not exposed to view, they shall be in colour matched profiled steel wall sheeting with a thickness of 0.42mm BMT, equivalent to Stramit 'K-Panel'.

7.03 Flashings and Cappings

Roof flashings, cappings and trims shall be designed to minimise the use of sealants, and shall be fabricated and installed in accordance with the roof deck manufacturer's recommendations.

Flashings, cappings etc. associated with the roofing shall be fabricated from Colorbond steel of the same thickness and colour as the roof sheeting. All fixing types are to be as recommended by the roof deck manufacturer and colour matched to the flashing.

Where the ends of the roof sheeting are clearly visible above the eaves gutter, install a colour matched steel angle trim with the vertical leg positioned downwards and the other leg fixed to the top of the rib, with sufficient space between the vertical leg and the end of the decking pans to allow water run-off.

Flashings to penetrations for roof access hatches, skylights, exhaust vents and the like shall incorporate a soaker flashing which shall extend to the roof ridge whenever possible. Flashings to all roof penetrations shall be designed to minimise the collection of leaves and debris. All box gutters shall have over flashings fitted under the end of the roof decking to the trimming purlin.

'Decktite' flashings are acceptable for circular penetrations, only where they are installed in a manner which does not impede roof drainage or allow ponding, and strictly in accordance with the manufacturers printed instructions.

Where flashings abut walls, a double 'K' flashing is required. Refer GU Standard Detail Drawing No GSD-107.

All downpipe brackets shall be a stand off type fabricated from stainless steel for stainless steel downpipes, and painted hot dip galvanised steel for UPVC downpipes.

Downpipes shall not be built into walls or columns.

If a downpipe is located internally, it shall be insulated to eliminate noise transfer into occupied spaces.

The downpipe foot shall not be connected directly to drains, but shall discharge over a **grated** stormwater sump designed to prevent leaves from entering the drains and to avoid water