

Submission  
No 45

**INQUIRY INTO REGULATION OF BUILDING  
STANDARDS, BUILDING QUALITY AND BUILDING  
DISPUTES**

**Name:** Mr Scott Smith

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I've had an experience while purchasing an investment property which came about after a pre purchase pest and building report. The inspector commented the gutters do not have adequate over flow provision and it was possible for storm water to enter the house due to the high front gutters. If the gutters were to become blocked or in heavy rain could flow over the back of the guttering/eaves and into the wall cavity possibility causing toxic mould. This concerned me greatly as the gutters looked to be installed the same as every other house. So I went to council and spoke to a building inspector and he told me the building inspector was right but no one seems to worry about in forcing gutter installations. I then went to several plumbing supply stores to see what I could do to protect my investment property and there are products on the market to hold the guttering off the fascia allowing access water to run over the back of the guttering which appears to make sense to me but they don't stock it because they only stock what the plumbers ask for.

So after looking up the gutter installation standards in the building code of Australia I would really like to know why and plumbers/builders and building inspectors are not accountable to in force the building regulation.