

**Submission
No 100**

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

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the BCA requires gutter to be installed so that even if all the downpipes are blocked water is not to enter the house in a 1:100 year rain event. Most houses are fitted with high front gutter with spring clips. This standard system will always allow water to overflow the rear of the lower back guttering. Water then crosses the eaves into the walls and cavities into the house causing dampness and mould. One of the BCA recommended fixing techniques is to install the guttering with a 10mm gap at the rear so any overflow drops to the ground safely and harmlessly. All companies have the fittings to install gutter with the gap at the rear. It is hardly ever used. I know of only two companies in the Hunter who fit their gutter according to the Building Code. One is Beechwood Homes, who have no call back for water damage. NO DEPARTMENT enforces the BCA...WHY.