ROOF FLASHING

DETAILING FOR TILED ROOFS

ARTA

Flashings are a crucial element in tiled roof construction, designed to prevent water ingress and protect the building from moisture damage. They are installed at key junctions, particularly where a tiled roof meets a masonry wall, to direct water away from joints, seams, and other vulnerable areas.

STRAIGHT FLASHING

A straight flashing involves a flat continuous strip which is simple to install and effective in many straightforward applications. These are generally installed by fixing to the wall (inserting into a masonry wall) and run down onto and over the tiled roof.

Straight shall:

- be lapped at joints by a minimum of 150 mm,
- be turned up a minimum of 75 mm to the inner frame,
- extend through the external masonry leaf,
- be drained by weepholes spaced maximum 1200 mm apart,
- be turned down a minimum of 75 mm to the roof or soaker flashing, and
- overlap a soaker flashing by a minimum of 75 mm (if no soaker flashing is used the flashing must be turned out a minimum of 150 mm).

STEPPED FLASHING

Stepped flashings are pre-formed trays made from malleable flashing material. The stepped flashing trays are individually placed in or along the wall for the full width of the outer skin where the flashing follows the slope of the roof.

In stepped flashings, each tray shall:

- be turned up a minimum of 75 mm in the cavity and fixed to the inner frame,
- be boxed up to a minimum of 40 mm at the end to shed to the tray below,
- overlap the tray below by a minimum of 75 mm,
- extend through the external masonry leaf,
- be drained by weepholes that are not concealed by the flashing above, and
- overlap a soaker flashing by a minimum of 75 mm (if no soaker flashing is used the flashing must be turned out a minimum of 150 mm).

SOAKER FLASHING

A soaker flashing is tray flashing fitted under the roof cladding to collect water at a roof/wall junction. These are typically installed in situations where it is difficult to achieve a close junction between the roof cladding and wall surface.

Soaker flashings shall be:

- lapped at joints by a minimum of 150 mm,
- turned up a minimum of 75 mm behind over flashing (e.g. straight or stepped flashing).
- turned out onto the roof a minimum of 150 mm, and
- lapped or fanned at ridge as shown in Figure 3.

Soaker flashings are supplementary to the system and may not be required depending on the type of stepped flashings used.

Ensure that all flashings are of the same (or a compatible) material to prevent the risk of bimetallic corrosion. It is also recommended to insulate any metal flashings from steel stud framing or other structural steel components.

Published July 2025

STRAIGHT FLASHING DETAIL

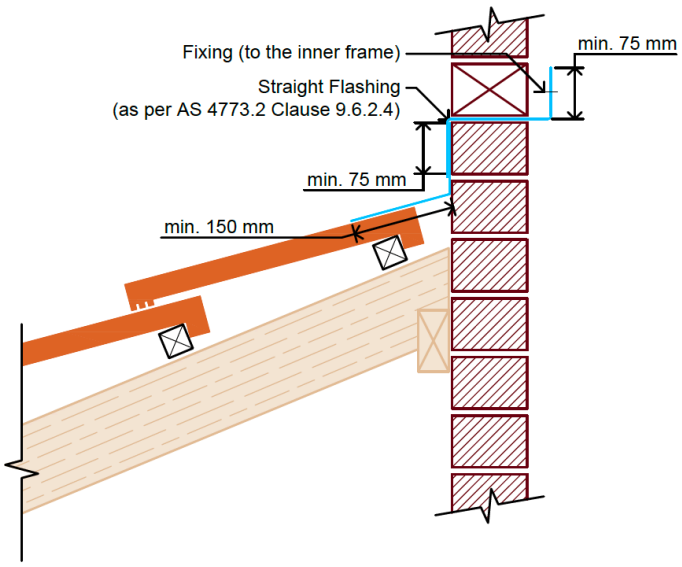

Figure 1: Straight Flashing At Masonry

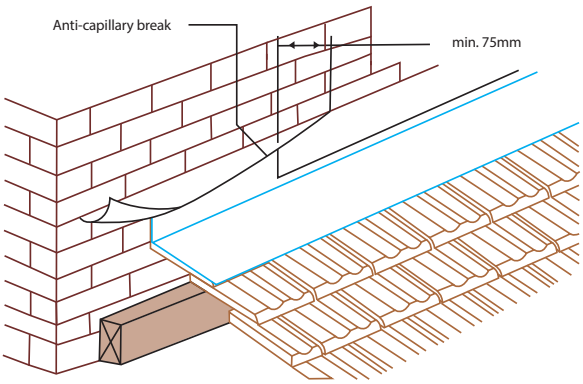

Figure 2: Straight Flashing Installation Detail

SOAKER FLASHING DETAIL

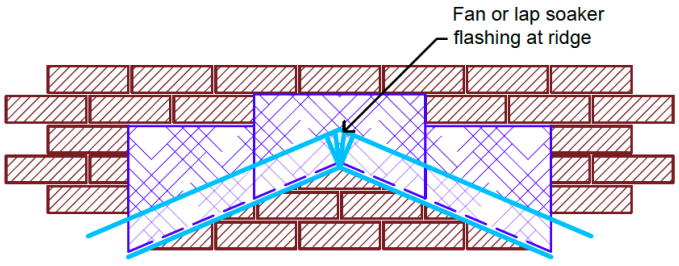

Figure 3: Ridge Soaker Flashing

STEPPED FLASHING DETAIL

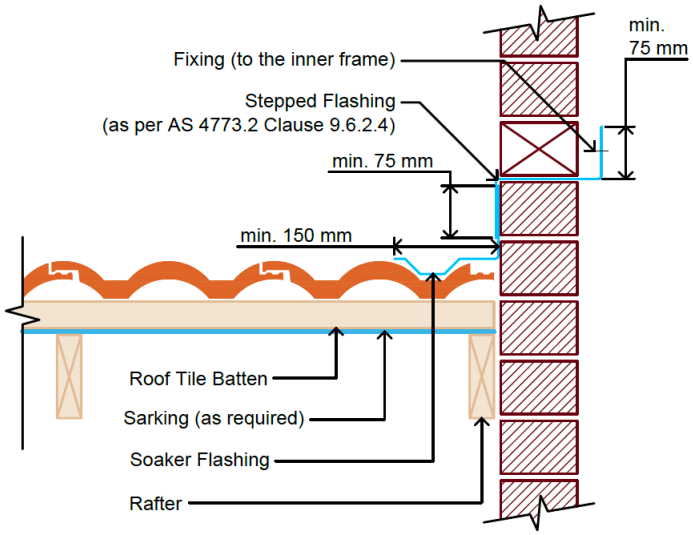

Figure 4: Stepped Flashing At Masonry

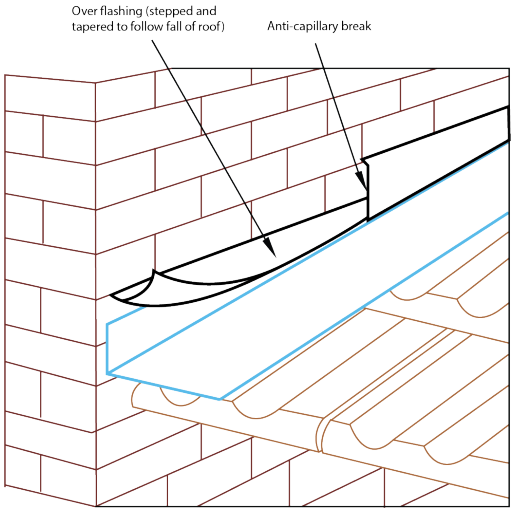

Figure 5: Straight Flashing Installation Detail

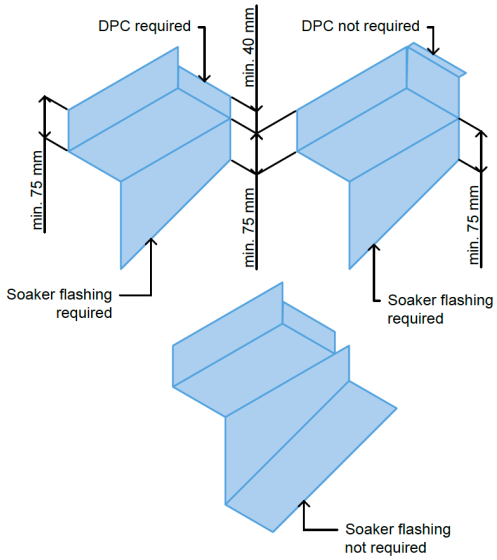

Figure 6: Stepped Flashing Options

PRESSURE FLASHING

Pressure flashings are a type of roof flashing used to seal and waterproof roof penetrations or edges where materials meet, typically under pressure from roofing membranes or other systems. Whilst most flashings are embedded into the mortar joint, pressure flashings are screwed to the face of the brickwork. Pressure flashings will only be permissible against a flush surface e.g. smooth finished concrete or smooth finished brickwork with flush pointed mortar courses. The installation of pressure flashings must satisfy the following requirements:

- the sealant is applied in a sandwiched seal of approximately 20 mm in width.
- the fixing of the flashing will ensure that a durable seal is maintained.
- the seal is protected from any excessive movement due to expansion or contraction.
- the fixing intervals have no more than 100 mm spacing.
- the fixing devices are compatible with the flashing material and comply with the installation requirements of SAA HB39.

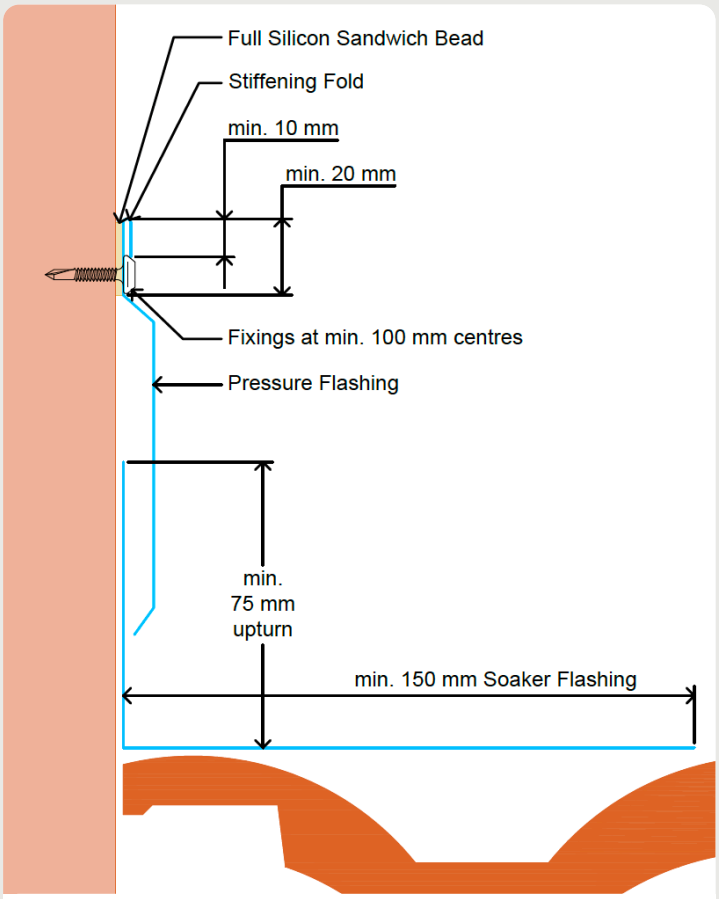

Figure 7: Pressure Flashing Section Detail

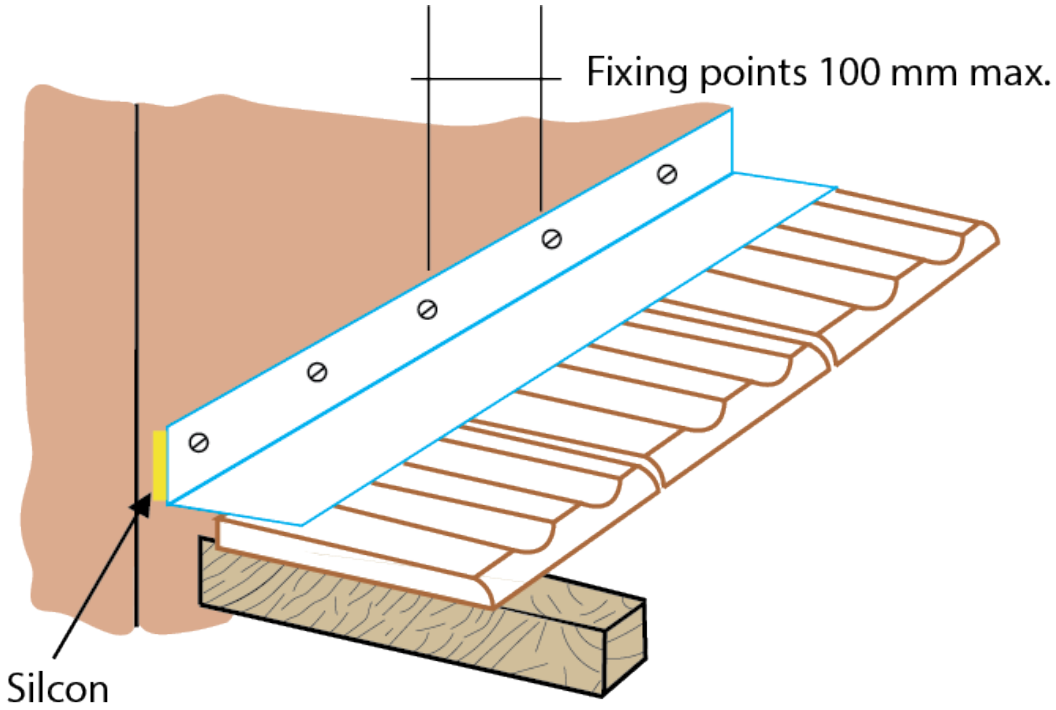

Figure 8: Pressure Flashing Install Detail

ADDITONAL DETAILS

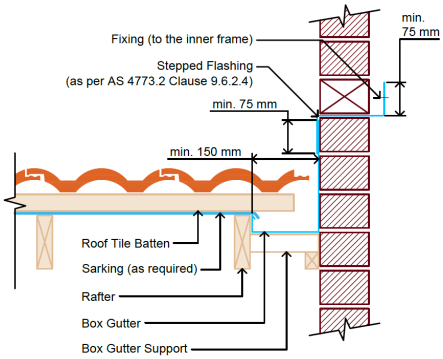

Figure 9: Concealed Gutter At Wall

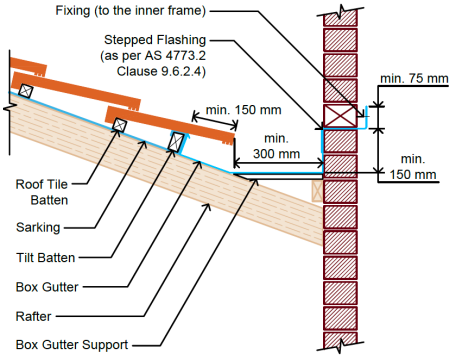

Figure 10: Box Gutter At Masonry

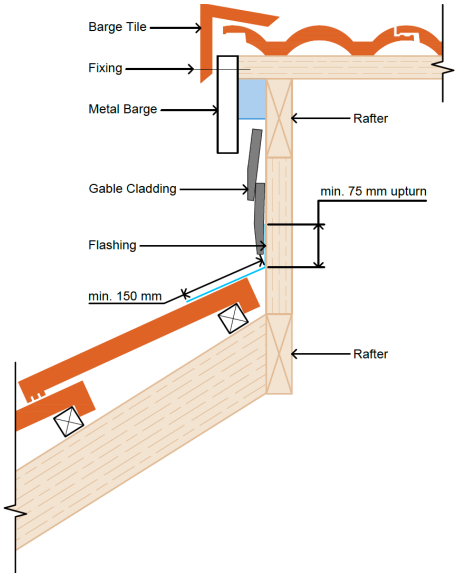

Figure 12: Dutch Gable Flashing

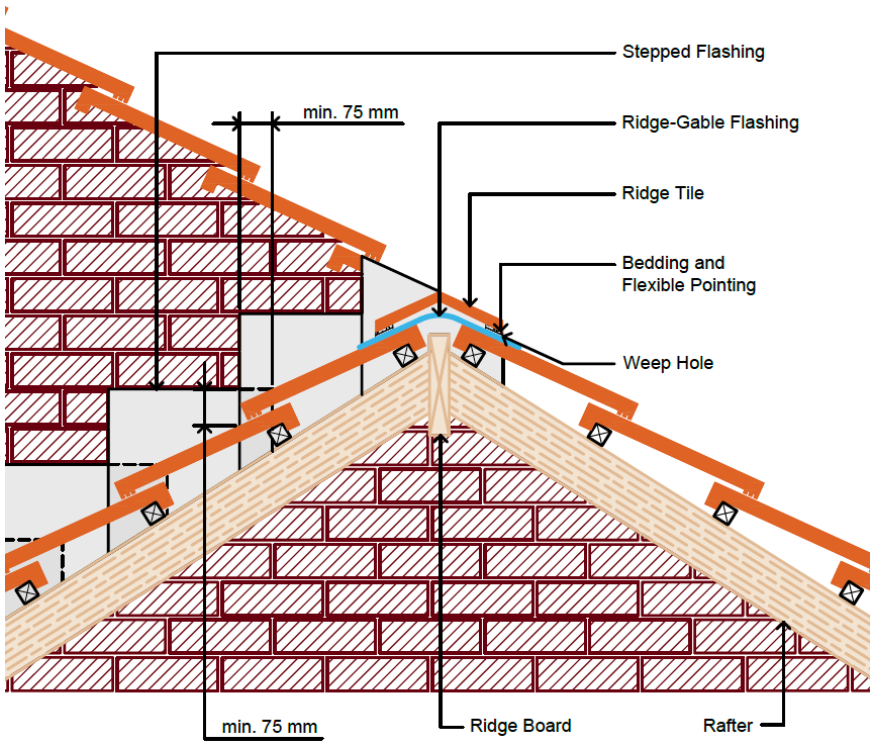

Figure 11: Ridge To Gable Flashing

Figure 13: Straight Flashing Damaged Due To Poor Installation

Figure 14: Straight Flashing Reinstallation