



techninfo

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171202

LEAKING SHOWER

TAP FLANGE FAILURE.

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THE ISSUE

The tenants of a slab on ground dwelling noticed evidence of water staining to the bottom of a cupboard in the hallway. The rear wall of the cupboard was immediately adjacent the main bathroom shower enclosure.

The bottom of the cupboard had carpet covering the slab, which in fact concealed the presence of moisture until it became evident by drawing up the wall sheeting and skirting board.



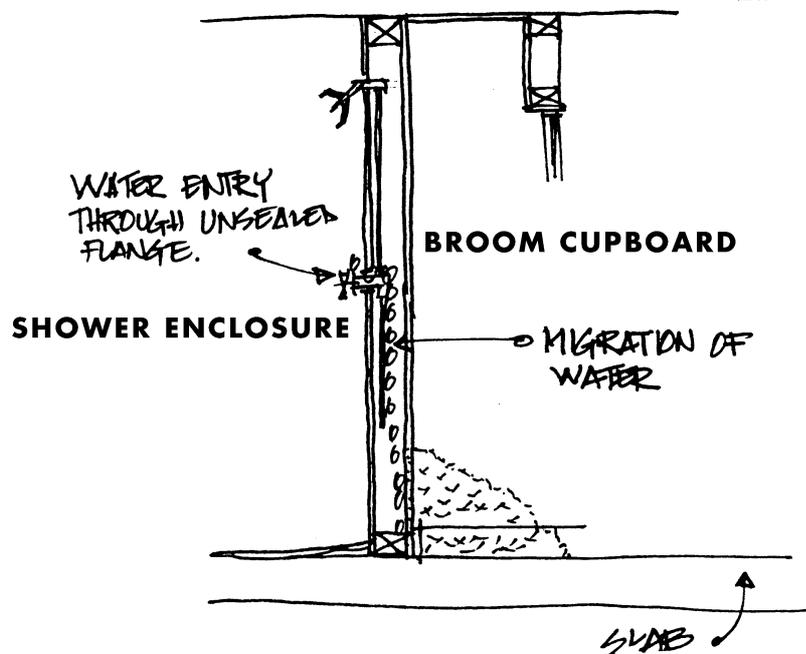
OBSERVATION

An inspection of the shower recess area did not reveal any visual evidence of water leaks. The wall and floor areas immediately adjacent to the shower enclosure showed no signs of damage that would normally result from water migration through defective membrane installation.

The recessed tray was tested by sealing the shower waste and flooding the area to a level just below the upper edge of the tiled hob. No water migration or reduction in level was observed after twenty minutes of test.

The shower combination was then tested by guiding a stream of water directly at the tap flanges. After ten minutes of test, evidence of water migration became apparent at the wall/floor junction in the adjacent broom cupboard.

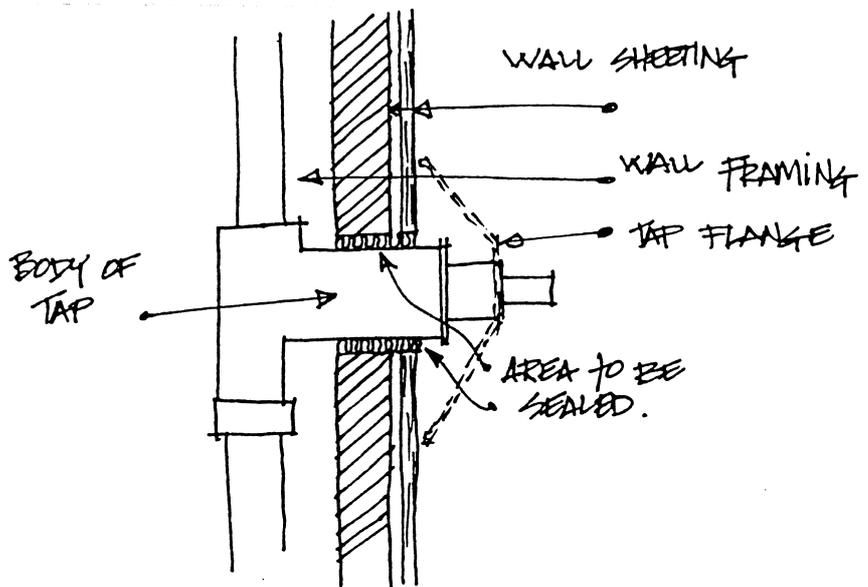
The tap flanges were then removed where it was observed that there was no sealant around the body of the tap where it passes through the wall sheeting.



REASON FOR FAILURE

The primary reason for the water migration into the adjoining cupboard was the lack of sealing at the tap body behind the flange. Water progressively travelled down the cavity of the wall framing until it

reached the concrete slab where it was forced to surface on the outside adjoining wall sheeting.



TAP PENETRATION

CORRECTIVE MEASURES

The problem was corrected by:

- Removing the tap flanges and sealing around and between the body of the tap and the wall sheeting.

PREVENTION

Irrespective of the type of wall sheeting used in the shower enclosure particular attention should be paid to the sealing of the tap bodies before the final fitting of flanges. There are many proprietary brands on the market that can achieve this.

If using these items it is prudent to use only those that have suitable product recognition from the relevant bodies. Standards Australia through its publication MP 52 – 2001 – Manual of authorization procedures for plumbing and drainage products is one way of ensuring this.

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