

THROUGH-WALL FLASHING

Flashings channel moisture which may penetrate the exterior wythe to the outside. Weepholes located at the base of each wall, or at any horizontal interruption of the cavity, allow this moisture to escape.

Location of through-wall flashing

Through-wall flashing is required:

- At base course of masonry veneer walls.
- Directly above lintels over openings for windows, doors, etc.
- At intermediate shelf angle locations in multi story buildings.
- Under masonry sills, copings, etc.
- Over mechanical penetrations
- At vertical returns where dampness may come in contact with sensitive materials.

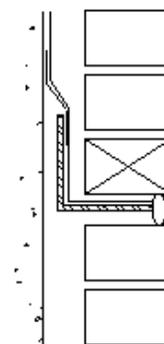
Through-wall flashing materials

Considerations when selecting materials:

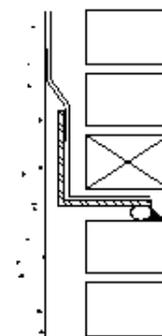
- Toughness of material to resist puncture, tearing and other damage during construction and service.
- Durability to resist corrosion or deterioration over the life of the building.
- Material should be easily formed to desired shapes and sizes and made waterproof.
- Should be resistant to staining the adjacent masonry and other building materials.
- Material should be easy to seal, lap and form.

Flashing materials:

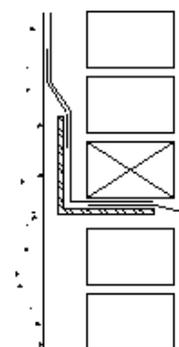
- Peel & stick (flashing grade) or torch-on modified bituminous membranes (supported across any large cavity)
- EPDM
- Prefinished sheet metal (painted galvanized steel)
- Stainless Steel sheet metal
- Fastening devices should be corrosion-resistant and compatible with the materials used (potential galvanic action between metals should be addressed)
- Primers and adhesives (according to manufacturers' recommendations)



Caulked Brick-to-Brick



Caulked Brick-to-Toe of Shelf Angle



With Drip Edge

Installation

Through-wall flashing should be installed on a smooth surface and care must be taken to ensure drainage to the exterior. Overlaps, joints and primers should be to manufacturer's recommendations. Metal flashing joints must allow movement due to expansion / contraction.

The flashing should return up the substrate at least 150mm behind the sheathing paper or air/vapour barrier membranes. End dams should be installed at each end of the flashing runs to stop moisture from finding a way around the flashing.

Weepholes must be installed in the first course above flashing at intervals not exceeding 800mm. A drop to grade of at least 100mm is recommended, more if landscaping will be used at the base of the wall.

Note: a "flashing effect" can be obtained for structural walls without the addition of a flashing by shaping a concrete ledge in such a way as to direct any moisture out through weepholes.

CAP FLASHINGS

Cap flashings protect the top of masonry walls from rain by:

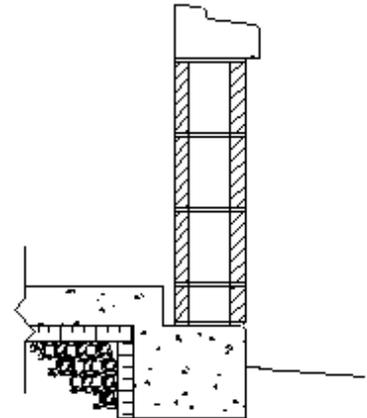
- acting as a barrier against moisture
- covering the top of the wall sufficiently to stop wind-driven rain from working its way up under the flashing
- eliminating stains caused by dirt-laden runoff

Cap flashings typically consist of two parts: The protective cap and the membrane.

Cap flashing materials

Note:

Manufacturer recommendations should be followed for material compatibility, surface preparation, priming requirements, overlaps and terminations.



Natural Flashing Effect by Using a Base Ledge



Considerations when selecting materials:

- Toughness of material to resist puncture, tearing and other damage during construction and service.
- Durability to resist corrosion or deterioration over the life of the building.
- Should be resistant to staining the adjacent masonry and other building materials.

Protective cap materials:

- Prefinished sheet metal (painted galvanized steel)
- Fastening devices should be corrosion-resistant and compatible with the materials used (potential galvanic action between metals should be addressed)

Membrane materials:

- Peel & stick (metal roof underlay grade) or torch-on modified bituminous membranes
- EPDM
- Primers and adhesives (according to manufacturers' recommendations)
- Other roofing materials (consult the Roofing Contractors Association of BC)

Installation

Membrane installation:

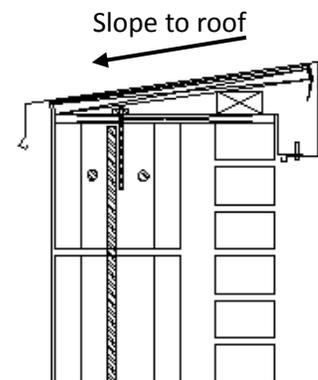
- Flashing should be installed on a smooth surface.
- Overlaps and joints should be to manufacturer's recommendations.

Protective cap installation:

- Metal flashing joints must allow movement due to expansion / contraction.
- The flashing should cover at least 75mm of the top face of the masonry wall to protect from wind-driven rain.
- The top surface of the flashing should slope to roof so as to eliminate drip stains on the face of the wall.



Cap Flashing



Membrane wraps the assembly from above the veneer to the roof.

Note:

Manufacturer recommendations should be followed for material compatibility, surface preparation, priming requirements, overlaps and terminations.

COPINGS

Copings protect the top of masonry walls from rain by acting as a barrier against moisture. Copings can be more effective if they project from the front face of the wall to form a drip edge.

Copings are underlain by a membrane or metal flashing

Coping materials

Coping materials:

- Stone
- Brick
- Concrete

Membrane materials:

- Peel & stick (flashing grade) or torch-on modified bituminous membranes
- EPDM
- Roofing membranes (consult the Roofing Contractors Association of BC)
- Primers and adhesives (according to manufacturers' recommendations)

Installation

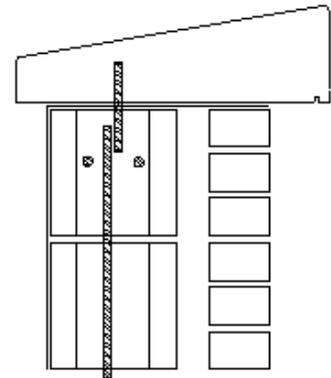
Membrane installation:

Flashing should be installed on a smooth surface.

Overlaps should be to manufacturer's recommendations.

Coping installation:

Copings are anchored through the membrane to the wall. All membrane penetrations must be properly sealed.



Membrane wraps from top of veneer to roof.
Dowel passes through membrane and penetration must be sealed.

Note:

Manufacturer recommendations should be followed for material compatibility, surface preparation, priming requirements, overlaps and terminations.