**INDIAN RIVER COUNTY/CITY OF VERO BEACH**
**BUILDING DIVISION**
1801 27th Street, Vero Beach, FL 32960 772 266-1260

# NOTICE

**From:** **Scott McAdam, CBO, MCP, Building Official**

**To:** **All Permit Applicants, Design Professionals, Contractors and General Public**

**Date:** **3/26/2018**

**Subject:** **New Window and Door Flashing Requirements – 6th Edition FBC, Bldg 1405.4, FBC, Res R703.4**

## Effective Date: December 31, 2017

# Requirements

## 1. The following 6th Edition Code sections must be complied with for all permits under the 6th Edition Codes:

- **FBC, Building 1405.4 Flashing.**

Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect that moisture to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of *exterior wall* assemblies, *exterior wall* intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projecting flanges shall be installed on both sides and the ends of copings, under sills and continuously above projecting *trim*. When self-adhered membranes are used as flashing in wall assemblies, those self-adhered flashings shall comply with AAMA-711. When fluid applied membranes are used as flashing for exterior wall openings, those fluid applied membrane flashings shall comply with **AAMA 714.** Approved corrosion-resistant flashing shall be applied at the following locations:

1. **Exterior window and door openings**. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

   1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using pan flashing shall also incorporate flashing or protection at the head and sides.

   1.2 In accordance with the flashing design or method of a registered design professional.

   1.3 In accordance with other approved methods.

   **1.4 In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.**
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

- **FBC, Residential R703.4 Flashing.**

Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTM C1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion resistant flashings shall be installed at the following locations:

1. **Exterior window and door openings**. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

   1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

   1.2 In accordance with the flashing design or method of a registered design professional.

   1.3 In accordance with other approved methods.

   **1.4 In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.**

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

**2. A revised IRC Product Approval Form will be created to include the window and door opening flashing product to be used.**

**3. For inspection purposes, a sample/leftover tube or container is required to be left on site for verification that product used matches submitted documentation (Product Approval Form).**

**4. If one of the other four options listed in the code sections is used, details outlining the method must be included on the plans. We have found that very few manufacturers are including flashing details with their windows and doors. We are also finding very few design professionals are designing their own details.**

**5. AAMA reference standards indicated in the code sections must be followed for type of construction.**

# Information

1. **The most common method of flashing window and door opening for masonry construction for compliance with the referenced codes sections has been liquid applied flashing. The 6$^{th}$ Edition Building and Residential codes now include a reference standard for the liquid applied flashing. The Standard is AAMA 714-12 or 15.**
2. **There are only a small number of approved products that comply with the new standard. Many of the products currently being applied prior to this change do not comply.**
3. **Highly recommend researching this issue with your suppliers in order to be compliant at time of inspection.**