



Flashing at Cold Room Concrete Porch Slab

The Building Standards Department issues Builder Tips as part of our customer service program. They are designed to provide an improved understanding of the Building Code and to reduce the costs associated with correcting infractions. Please contact your area building inspector for further information or call the Building Standards Department at 905.475.4848 extension 2189

9.20.13.1. Material for Flashing

- (1) Materials used for flashing shall conform to Table 9.20.13.1.
- (2) Aluminum flashing in contact with masonry or concrete shall be effectively coated or separated from the masonry or concrete by an impervious membrane.

9.20.13.3. Location of Flashing

- (2) Throughwall flashing shall be provided in a masonry veneer wall such that any moisture that accumulates in the air space will be directed to the exterior of the building.

9.20.13.6. Flashing for Weep Holes in Masonry Veneer

- (1) Flashing beneath weep holes in masonry veneer over masonry backing walls shall conform to the flashing requirements for cavity walls and masonry veneer/masonry backing walls in Article 9.20.13.5
- (2) Flashing beneath weep holes in masonry veneer over wood-frame walls shall be installed so that it extends from a point not less than 5 mm (3/16 in) beyond the outer face of the building element below the flashing to a point 150 mm (5⁷/₈ in) up the wood frame wall.
- (3) Where the frame wall is sheathed with a sheathing membrane, a non-wood-based rigid exterior insulating sheathing or a semi-rigid insulating sheathing with an integral sheathing membrane, the flashing shall be installed behind the sheathing membrane or insulating sheathing.
- (4) Flashing described in Sentence (2) is permitted to conform to the requirements for concealed flashing in Table 9.20.13.1.

9.20.13.7. Flashing Joints

- (1) Joints in flashing shall be made watertight.



OBJECTIVE

The successful performance of a masonry wall depends in part on limiting the amount of water penetration and controlling any water that enters the wall system. Brick veneer wall systems are designed to control the moisture that penetrates the wall system. Normally, the flashing located at the bottom of the cavity will collect any moisture that accumulates in the wall cavity and direct it out of the wall system through the weep holes. Joints in the flashing must be lapped a minimum of 152 mm (6 in) and laps sealed with mastic to ensure continuity. The ends of the flashing must be turned up into the head joints of the brick wall to form a dam. The bottom courses of brick in the accompanying illustration will be subjected to excessive moisture from water splashing on the slab and therefore, the choice of brick type is very important. To prolong the service life of the masonry wall, choose a brick with low water absorption and low saturation coefficients. This will minimize saturation during freeze-thaw cycles. Please refer to CSA standard A82.1 M87 and ASTM C216-91 Burned Clay Brick for brick grade

