



BUILDING OFFICIAL DETERMINATION

Flashing

Issue: Installation of flashing is inconsistent and often not in compliance with code or manufactures' specifications.

Rule: 2012 IRC R703.8 Flashing (See also 2012 IRC R703.3.2 (Siding) and R703.6 (Exterior Plaster-Stucco)). 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.

Application: The three code sections listed above, plus at least four others regarding roof-related flashing, are throughout the International Residential Code. The city combined into a booklet the methods and manners contained in the code in an effort to simplify the number of places a contractor must reference when installing flashing. The city consulted with siding manufacturers, compared the code-based booklet with manufactures' specifications, and included helpful instructions in the booklet.

Determination: Flashing installation shall be according to the Metal Flashing Guidelines single-fold booklet (Rev. October 2017) attached to this determination. Please note on page 11 of the booklet:

Any methods not described in this booklet are to be considered alternate methods and be submitted to the Building Official, in writing, for approval prior to construction (2012 and 2015 IRC R104.11).



David Wardell, Building Official



Date