ALBERTA FLASHING GUIDELINES

National Home Warranty™

Due to a recent rise in claims relating to flashing details, we ask that you learn these exterior walls flashing details and building envelope requirements and provide this document to any of your trades doing exterior cladding work.

Code infractions, such as improper installation of flashings, discovered within the first year of occupancy are generally considered warrantable defects, even when the code infractions are not resulting in an actual failure. This is very important for you, and your trades to know, when installing flashing details on your homes. Understanding the code and how it applies to your builds is your responsibility.

GENERAL EXAMPLES OF FLASHING LISTED BELOW:

- **Parging contractors**: to ensure that the basement windows are detailed with the proper membrane and flashings with end dams prior to the parging application.
- **Vinyl siding**: to ensure that all windows, doors, and square penetrations such as vents, intakes, etc, are flashed above and below. Round penetrations may need to be “boxed” out to provide appropriate flashing above and below and maintain appropriate aesthetics for the home.
- **Cement board**: Cement board and panel systems are to comply with the Alberta Flashing Guidelines unless otherwise stated by the manufacturer specifications of the product.
- **Stucco application**: Whether it is building paper and wire mesh, or a trowel on air barrier and an EIFS system, flashings are, at minimum, to be installed in accordance with code and/or appropriate regional industry accepted guidelines. Also ensure a proper weep screen at the bottom of the wall is installed if required by code or the manufacturer. Ensure the stucco has not sealed the flashing preventing water that may have found its way into the system from exiting.
- Proper overlap of flashings and building paper, making sure that there are no overlaps for water to get behind. For example, taping the top of the flashing to the weather barrier is not a proper lap/seal method.
- Proper base flashing at the bottom of walls where they meet decking, steps, etc.

WHAT IS AN EXTERIOR WALL FLASHING?

Exterior Wall Flashing refers to the strips of membrane applied to the perimeter of the windows, doors, or exterior penetrations, and the metal components creating a drip edge above and below these openings. These components have the intent of keeping water out and off of the building. They are a critical component of the homes envelope details and must be given appropriate time and consideration during construction.

Note: There are other types of flashings associated to other components of a home, such as roof flashing. These types of flashings will have their own specifications as outlined in the code.

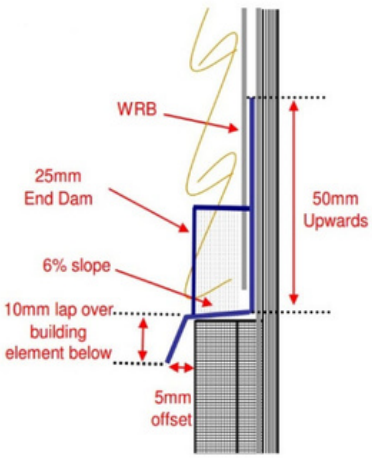

Image: Typical Head Flashing Detail

WHERE ARE FLASHING DETAILS REQUIRED IN EXTERIOR WALLS?

Flashings must be installed above and below windows, doors, and any other penetrations through the cladding elements, in all types of wall systems. This includes openings in the exterior walls for building services such as exhaust and air intakes.

When there are horizontal changes in cladding, flashings must be installed between these changes in cladding. For example, where vinyl
siding meets stone cladding.

Review the current building code for more details and requirements based on your specific design/build.

WHAT ARE THE SPECIFICATIONS FOR FLASHINGS IN EXTERIOR WALLS?

Flashings must contain the following elements:

- Extend at least 50mm upward behind the weather resistant membrane (WRM).
- Have end-dams not less than 25mm high.
- Have a minimum 6% positive slope.
- Lap a minimum of 10mm vertically over the building element below.
- Terminate with a drip that extends at least 5mm out from the face of the building element.

Further details on can be reviewed in section ***9.27.3.8. Flashing Installation*** of the Alberta Building Code.

END-DAMS ON FLASHINGS

- All header flashings are required to terminate with end-dams.
- Counter/Sill Flashings constructed using standard heel flashings, are required to terminate with end-dams.
- Counter/Sill flashings constructed using reverse drip flashings do not require end-dams but must be properly sealed.

The exterior wall flashing specifications mentioned above are required across all of Alberta. Regardless of the type of cladding system being installed. Whether it be Vinyl Siding, or an EIFS system with Acrylic Stucco, these specifications remain the same. As well for different wall elements including, but not limited to, Wood Frame, Concrete Foundations, ICF, etc. Some exceptions may exist based on your build/design and as such we always encourage you to speak to your local PHW assessor, municipal inspector or a qualified Building Envelope Professional if you have questions.

For further information on Flashing Requirements, you can access the Alberta Building Code anytime by clicking this link: **https://www.alberta.ca/building-codes-and-standards**

Additionally, the Siding Contractors Association of Alberta, in conjunction with Darrell Paul, has released (August 2021) a “Building Envelope Tie-In Manual – 3rd Edition”, which highlights varying code compliant and best practice applications. This is a very useful and helpful manual and is highly recommended as an additional resource for yourself and your envelope related trades. You can order a copy by going to **www.scaa.ca** for more details.

SIDING CONTRACTORS ASSOCIATION OF ALBERTA

PLAN AHEAD

Always remember to talk to your trades on what is expected of them. We also encourage you to talk with a Building Envelope Professional, your local Siding Contractors Association, or your National Home Warranty Assessor if you have any questions on how to proceed with your exterior wall details.