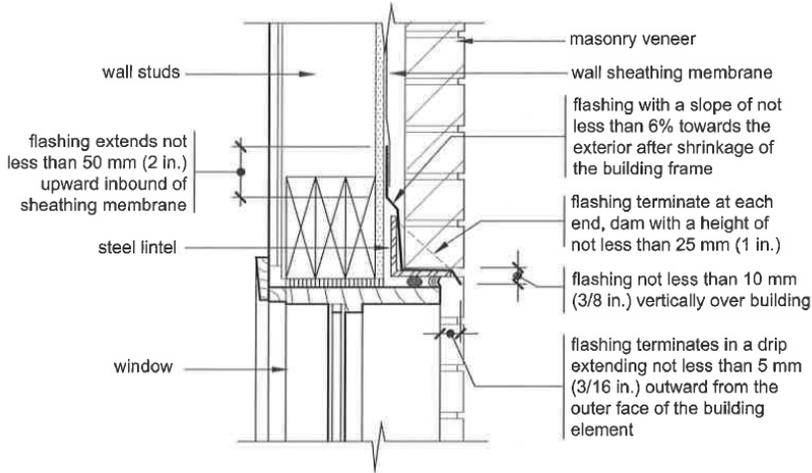


# FLASHINGS



## Building & By-Law Division

Department of Planning, Development and Recreation

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August 2018

## CodeTECH Newsletter

Volume IV

The primary focus of this CodeTECH Newsletter will be to discuss flashing details. Flashing refers to thin pieces of impervious material installed to prevent the passage of water into a structure from a joint or as part of a weather resistant barrier system. Flashings should be designed with up-stand, a slope to the exterior, end dams, lap over building elements and a drip or offset.

Occasionally flashings are omitted or forgotten at the sill location of openings for doors or windows. Flashings at this location are just as important as at the head of an opening.



Sill Flashing with End Dams

Common inspection infractions are flashings that are installed over the wall sheathing membrane (ie. Tyvek® or Typar®). Care should be taken to insure that the wall sheathing membrane is lapped over the 2" flashing extension. Common practice is to seal this joint with Tuck Tape® afterwards. The jambs can also be sealed in this manner, however it is important not to seal at the sill, this will allow for free drainage of any moisture that was to accumulate.



If there are any topics or technical issues that you would like to have discussed in the CodeTECH Newsletter, please feel free to reach out to one of the Building Officials or any of the Staff members in the Building Services Branch of our Division.

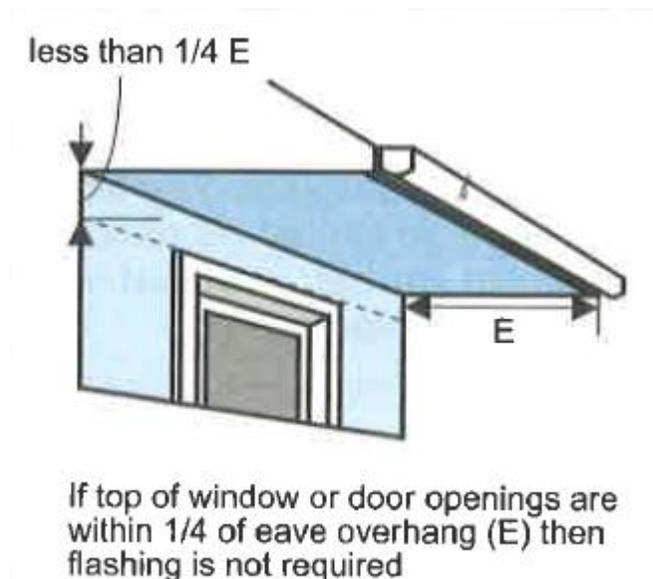
## FLASHINGS

Flashings are intended to decrease water penetration at openings in the cladding. Flashing materials shall consist of sheet lead, galvanized steel, copper, zinc, aluminum or vinyl. Thickness of the material shall be as specified in the Ontario Building Code. Other materials that have the appropriate C.C.M.C. approval for use as a flashing material such as Blueskin® or Resisto® are also acceptable.

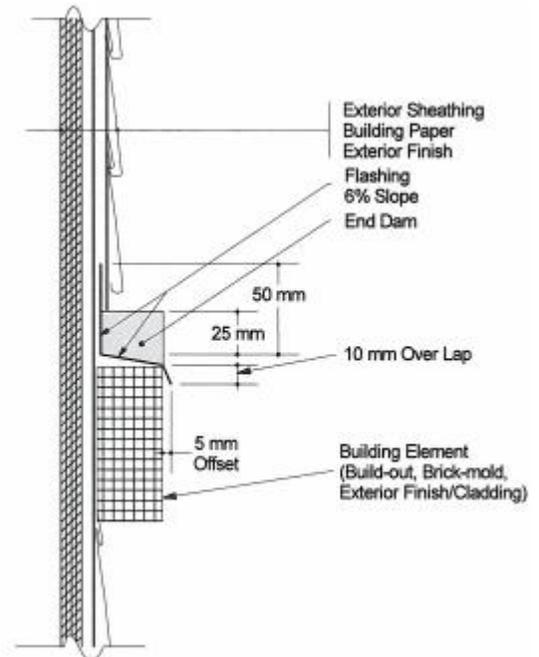
Flashing is required in the following locations:

- Openings in the exterior wall for building services such as exhaust and air intake openings.
- Locations where a particular type of cladding is located above another type of cladding. An example would be vertical siding located above horizontal siding. The one exception is when the upper cladding overlaps the lower cladding by at least 25 mm (1"),
- Windows and doors.

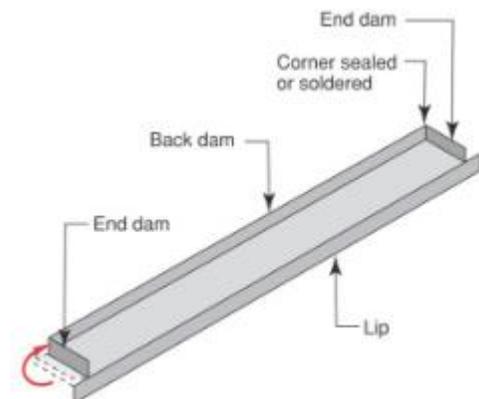
Flashing must be installed above and below windows, doors and any other penetration through the cladding. When there are horizontal changes in cladding it must be installed between changes in cladding. The exception to this is when an opening is no more than  $\frac{1}{4}$  the horizontal distance of the eave, below the eave, as per the following illustration:



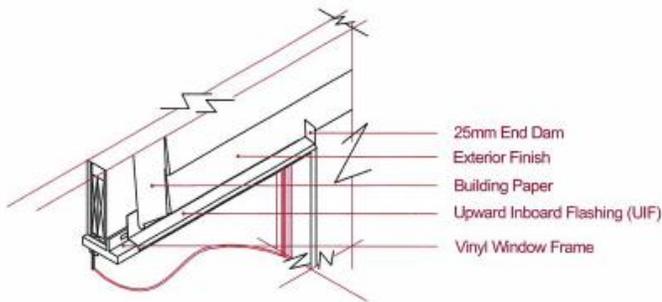
Flashings must meet the following criteria:



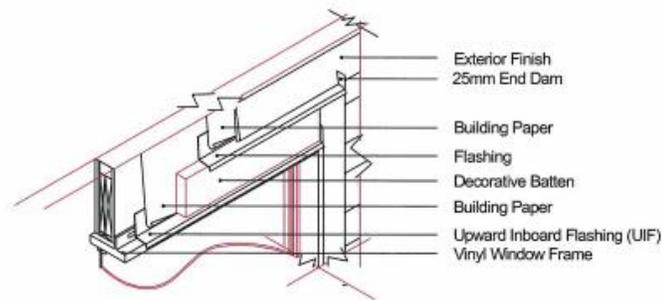
- **Extend** at least 50mm (2") upwards,
- Have a minimum 6% positive **slope**,
- Have **end-dams** not less 25mm (1") high,
- **Lap** a minimum of 10mm ( $\frac{3}{8}$ ") vertically over the building element below,
- Terminate with a **drip** that extends at least 5mm ( $\frac{3}{16}$ ") out from the face of the building element.



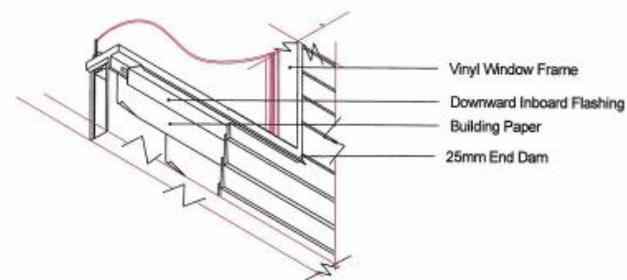
## Flashing Above Window Openings:



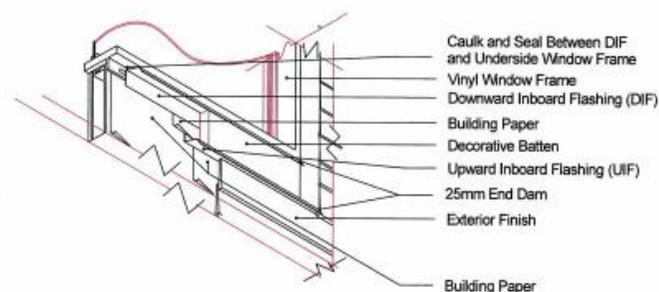
Flashing Above Window Opening



## Flashing Below Window Openings:

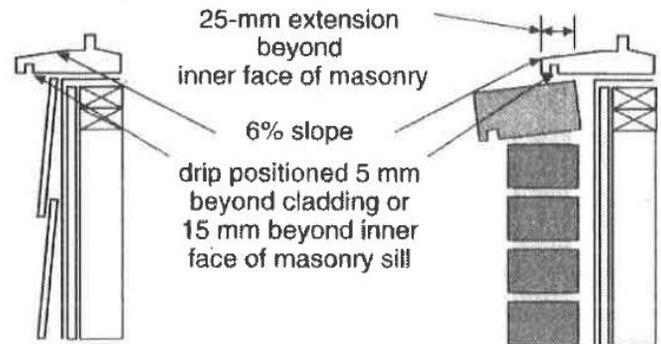


Flashing Below Window Opening



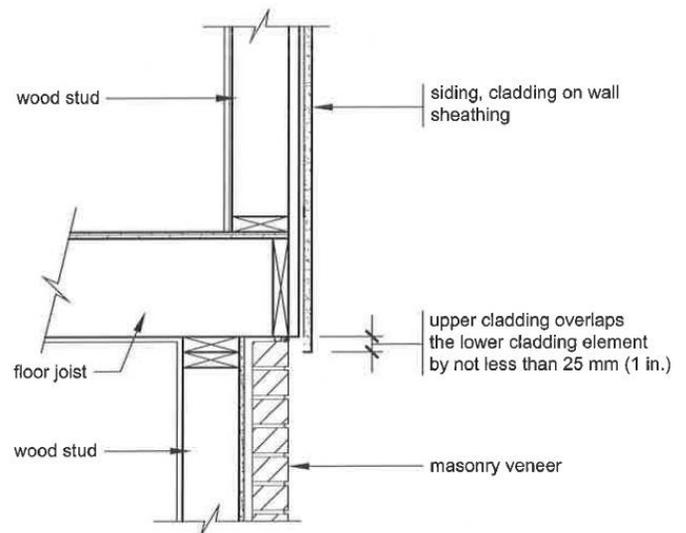
## Self-Flashing Sills:

Where the sills of windows and doors installed in exterior walls are not self-flashing, flashing shall be installed between the underside of the window or door and the wall construction below.



## Flashing Exception:

Flashing need not be installed where the upper cladding elements overlap the lower cladding elements.

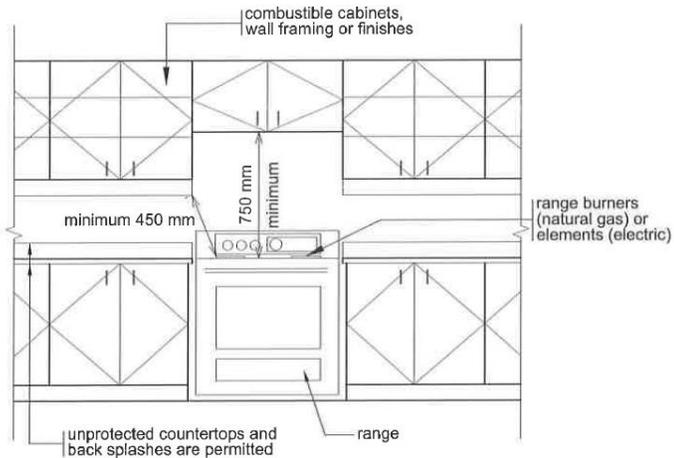


*How this will affect you: Beginning on September 1, 2018, Building Officials will be inspecting flashing details at the **Pre-Cladding Inspection**. Please ensure the coordination between the different trades responsible for the installation of the flashing, at both the head and sill of all openings required to be flashed prior to calling to schedule a Pre-Cladding Inspection.*

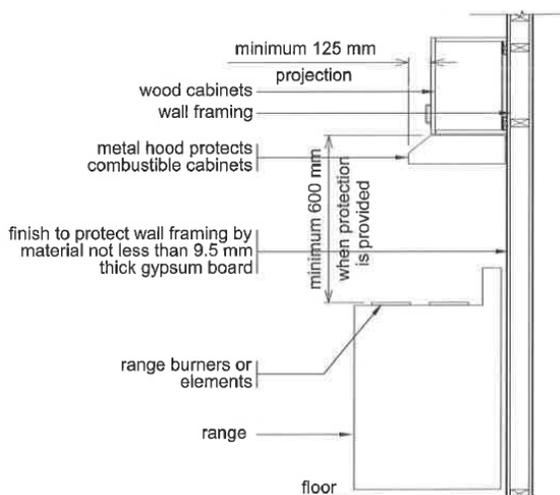
## VERTICAL CLEARANCES ABOVE COOKTOPS

### 9.10.22.2. Vertical Clearances Above Cooktops

- (1) Except as provided in Sentence (2), framing, finishes and cabinetry installed above the location of the cooktop shall be not less than 750 mm (29 ½") above the level of cooktop burners or elements.



- (2) The vertical clearance described in Sentence (1) for framing, finishes and cabinets located directly above the location of the cooktop is permitted to be reduced to 600 mm (23 ⅝") above the level of the elements or burners provided the framing, finishes and cabinets,
- are non-combustible, or
  - are protected by,
    - asbestos millboard not less than 6 mm thick, covered with sheet metal not less than 0.33 mm thick, or
    - a metal hood with a 125 mm projection beyond the framing, finishes and cabinets.



### Summary:

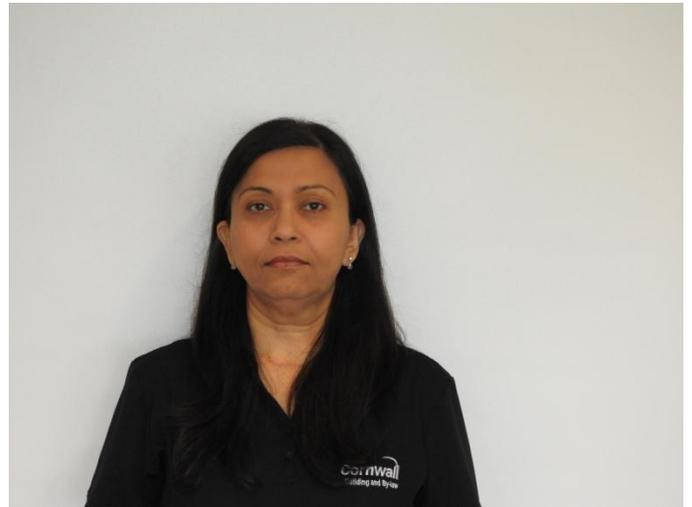
A minimum of 750 mm (29 ½") is required between the cabinets and the cooktop; this distance can be reduced only if Sentence 9.10.22.2.(2) is satisfied. A metal range hood with a 125 mm projection is acceptable.

Other appliances such as a microwave oven with an integrated exhaust fan (unless deemed non-combustible by the manufacturer) shall be installed with a minimum of 750 mm (29 ½") in compliance with Sentence (1).

*How this will affect you: Building Officials will be inspecting vertical clearances above cooktops more closely. There appears to have been a recent trend in inspection issues occurring at the **Occupancy Inspection** for non-compliance with the article of the Building Code, just prior to the scheduled closing date of the home. To avoid last minute frustrations with any potential issues that could arise with non-compliance, builders are encouraged to have these discussions with the Building Officials well in advance of the **Occupancy Inspection** date. Often the Building Officials are seeing this non-compliance the day before a closing.*

### STAFF SPOTLIGHT:

#### ANITA HUNTER



Anita has just celebrated her 7<sup>th</sup> year work anniversary with the City of Cornwall as a Building Official. Anita takes great pride in completing her Plans Examination and on occasion serves as the primary back-up to our Permit Technician at our Front Counter. The majority of her work is focus on Part 9 of the Ontario Building Code, including Single Family Dwellings, Additions, Decks and Fences. Anita enjoys cooking in her spare time and often brings in meals for her co-workers to sample.