

IT'S ALL ABOUT COMPATIBILITY

Best practices demand that we not lay our flashing down dry because any water that found its way under the flashing would then have access to the interior. Recent articles showing up in various technical journals have begun to beat this drum.

Manufacturer's specification bulletins for laminated coppers have called out for 35 years to lay their flashings in a slurry of fresh mortar. This practice is almost never followed and is at best the lesser of two evils. The reasoning for this method stems from the fact that the asphaltic coatings on the copper laminates will only allow for asphaltic mastic sealants. Since most people are not inclined to use excessive amounts of mastic at the leading edge of the wall for fear of "asphaltic ooze", the only choice other than the slurry of mortar was to lay the flashing dry. With the introduction of non-asphaltic adhesives for these copper laminates, such as York's Multi-Flash™ 500 Copper Fabric Flashing and Flash-Vent™, we now have access to more appropriate sealants for this purpose. Low modulus silicones and non-skinning butyls give us the kind of life long elasticity we need to perform this function and eliminate the fear that a hot summer day on a southerly exposure will allow our sealant to drool out of the wall.

This issue is demonstrated again at relieving angles where we wish to place a backer rod in front of our relieving angle to receive a sealant bead. This bead should contact the under side of the flashing so that no moisture will get under the flashing and at the same time not allow moisture to get beneath the relieving angle. Rubberized asphalts and asphaltic coppers do not have bottom surfaces that are compatible with the sealants of choice for this purpose, so stainless steel drip edges must be employed to receive the sealant bead. All too often we see details where the flashing is held back and the sealant bead is run in front of the flashing. Encapsulating your flashing behind the sealant to avoid this compatibility issue is contrary to BIA Tech Notes 7 and 21B. They tell us, in no uncertain terms, that our flashing must come out through the wall.

Always seal your flashing membrane to the substrate with a life of the wall sealant and search out flashing materials that give you the greatest flexibility in your sealant choice.

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