

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

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INTERPRETATION

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Interpretation Date: February 21, 2023

Building Code Edition: BC Building Code 2018

Subject: Flashing

Keywords: Flashing, flashing tape, sheathing membrane

Building Code Reference(s): 9.27.3.8.(4)(a)

Question:

Can sheet metal flashing be applied directly to the wall sheathing and covered with flashing tape, rather than providing an overlap of the building paper?

Interpretation:

No.

Sheet metal flashing cannot be applied on top of the membrane sheathing, without having an overlap of the membrane sheathing over the flashing.

Overlapping installation of building paper with the flashing as illustrated in the Notes to Part 9 Figure 9.27.3.8.(4) is required.

A-9.27.3.8.(4) Flashing Configuration and Positive Drainage.

Flashing Configuration

A 6% slope is recognized as the minimum that will provide effective flashing drainage. The 10 mm vertical lap over the building element below and the 5 mm offset are presented to reduce transfer by capillarity and surface tension. Figure A-9.27.3.8.(4) illustrates two examples of flashing configurations.

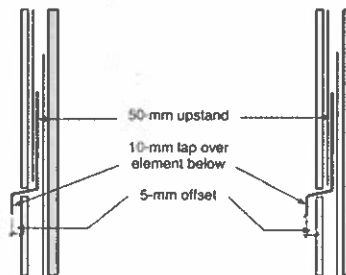


Figure A-9.27.3.8.(4)
Examples of flashing configurations showing upstands, horizontal offsets and vertical laps

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