

"I fixed the leaks Honey!"



BUILDING ANALYSTS

WHY SOME WINDOW FLASHING FAILS

COMMON PROBLEMS:

- Incorrect sequencing of flashing installation resulting in mislapped building paper and BCRFM (barrier-coated, reinforced flashing material), often identified as Sisalkraft paper.
- BCRFM paper cut too short or missing.
- Use of improper materials in window flashing such as using cut-up building paper instead of BCRFM paper.
- Omission of butyl sealant bead around bottom and slides of window units between the flange and BCRFM paper.

POTENTIAL DAMAGE:

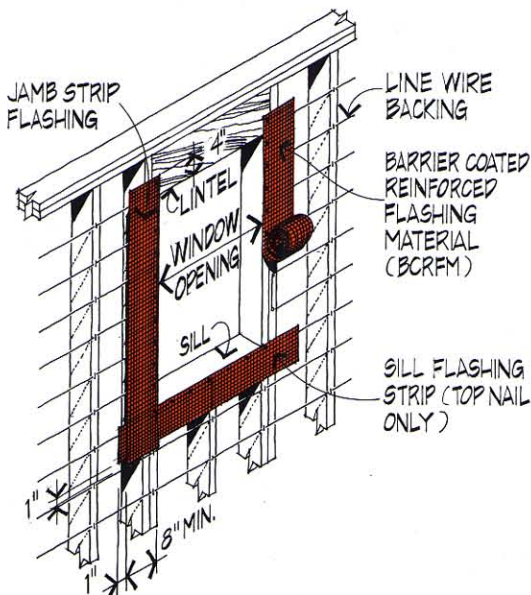
Water intrusion into the framing system and living spaces resulting in:

- Dryrot in the wood-framing system.
- Water-strained gypsum board.
- Damaged flooring materials, carpeting and interior furnishings.

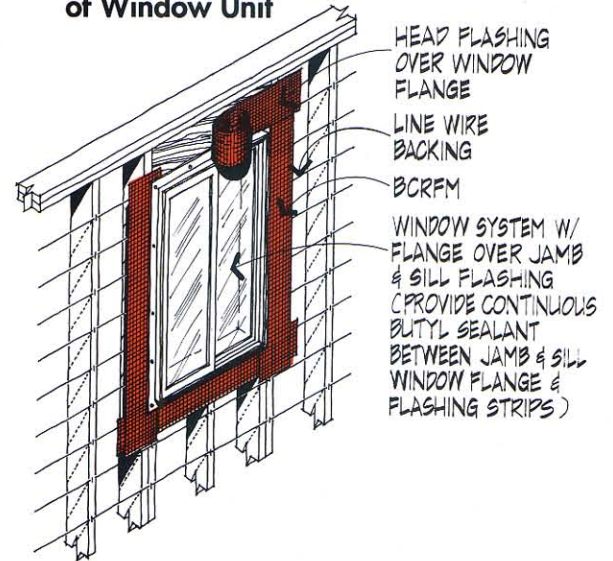
PROPER SOLUTIONS/CONSTRUCTION FOR ALUMINIUM AND VINYL WINDOW FLASHING:

- Installation should be per Uniform Building Code Section 1707(b).
- Use only approved materials.
- Follow window manufacturers' details for installation of flashing materials.
- Follow industry standard details, such as those of the Plastering Information Bureau.

Step 1: Application of Flashing Strips

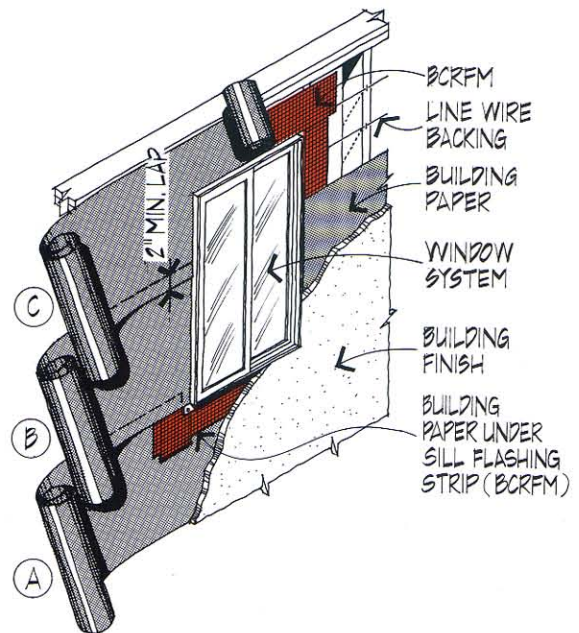


Step 2: Installation of Window Unit



Step 3: Installation of Building Paper and Finishes

- A/B/C = Installation Sequence



Building Analysts is a full-service architectural and engineering firm with over 12 years experience in construction litigation. Our services include: architectural and structural investigations, repair recommendations, preparation of exhibits and expert testimony. We hope this newsletter is helpful. Please contact Stan Livingston, Pete diGirolamo, Mike Romanowski or Bob Carroll at Building Analysts if you need our input or recommendation. (619) 234-8153

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SUMMER 1995 NEXT ISSUE: Sliding Glass Door Thresholds