



Webinar Series

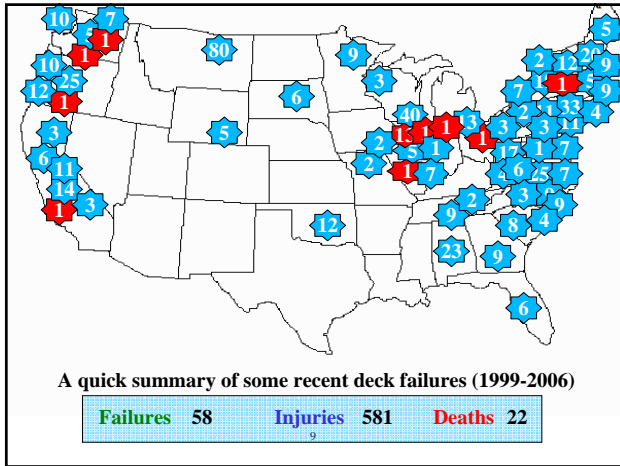
*Inspecting Attached Decks:
Ledger Board Flashing Details*

1:00 PM November 12, 2008

Program Objective

1. Provide an understanding of deck failures and importance of proper ledger board flashing.
2. Provide an overview of the IRC requirements for water management around ledger boards.
3. Review examples for:
 - Installation on a new house; and,
 - Installation on an existing house

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*Major Concern is
Personal Injuries or Deaths*

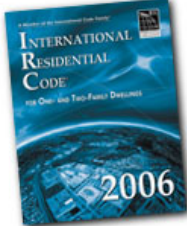
COMMON ROOT CAUSE

- Ledger failure - total collapse of deck
 1. Inadequate connection to primary structure
 2. Inadequate protection from moisture
- Guardrail failure – falling hazard
 1. Inadequate connection to deck frame
 2. Notched post failure
- Risk increases with age due to environmental exposure causing degradation

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*Water resistive barriers
and flashing*

Code Requirements



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Water resistive barriers

IRC: R703.1

- Water resistive barriers, combined with proper flashing, are intended to block liquid water from entering wall assembly.
- Objective is to channel liquid water and drain to the exterior.

★ Not required prior to 2006 IRC.

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IRC: R202

Water resistive barriers

Definition: Material behind exterior wall covering intended to resist liquid water that has penetrated behind the exterior covering from further intrusion into the exterior wall assembly.

Examples:

- #15 Felt paper (or better)
- Grade D building paper
- Tested & labeled house wraps
- Some foam sheathing

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IRC: R703.2

Water-resistive barrier installation

- Now required under all siding materials
- Barrier **must extend to top of walls**
- Must terminate at **penetrations and appendages**
- Installed so exterior wall envelope will drain to exterior of veneer.

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R703.8 Flashing. Approved corrosion-resistant flashing shall be applied shingle-fashion in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:

1. the exterior wall finish or to the water-resistive barrier for subsequent drainage.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.

5. Where exterior porches, **decks** or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.
7. At built-in gutters.

Fortney

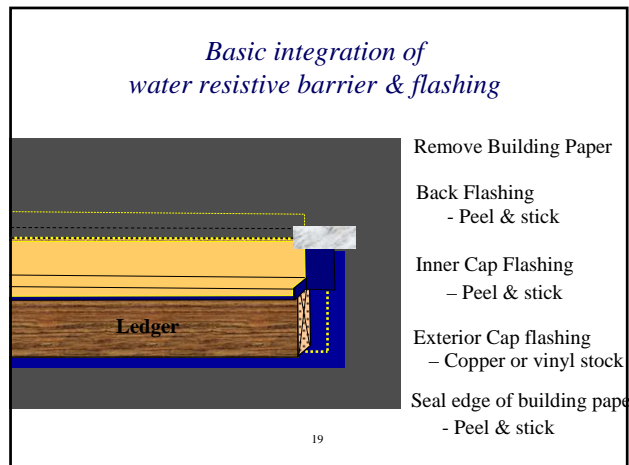
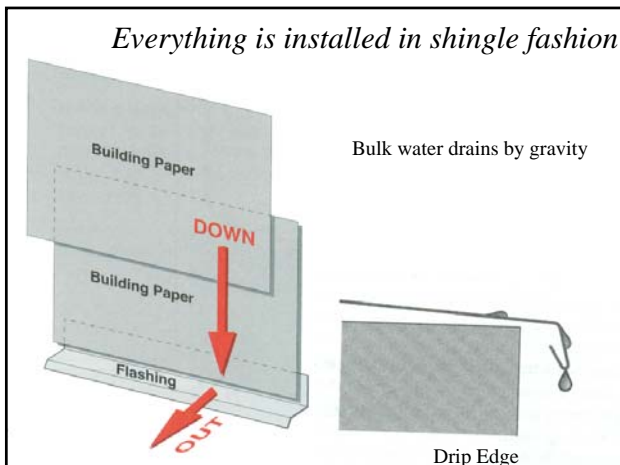
Flashing

Definition: a material used to deflect bulk water or provide a capillary break.

Examples:

- Flexible membrane
- Peel & stick membrane
- Vinyl coil stock
- Pre-formed vinyl
- Compatible metal

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Residential Decks - Ledger Flashing

PHRC Program

With Building Paper on Wall

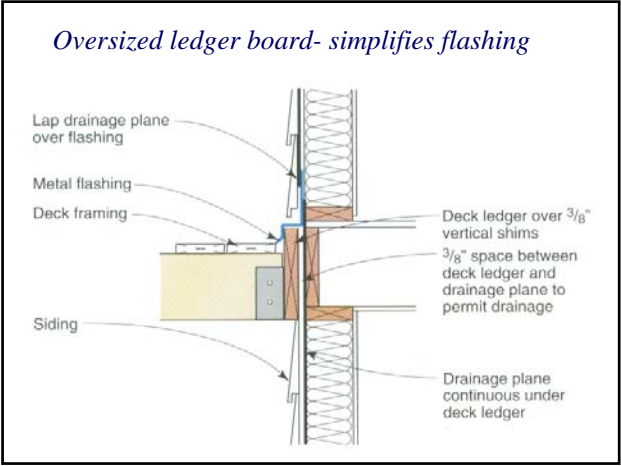
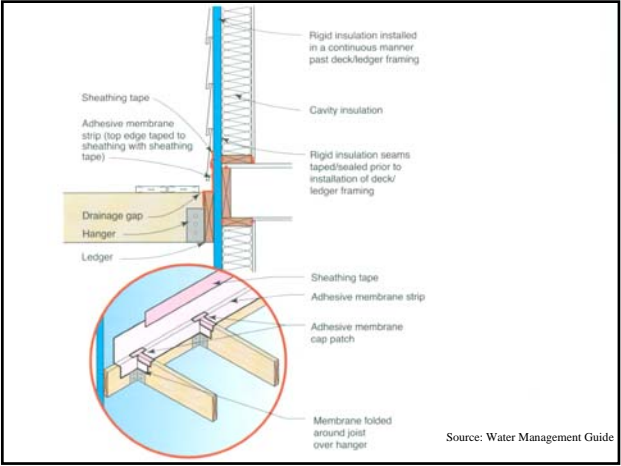
1. Remove siding
2. Cut building paper
3. Insert back flashing
 - Provides capillary break,
 - shingled under building paper
4. Install Ledger Board
5. Install cap flashing
 - Extends behind building paper

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With NO Building Paper on Wall

1. Remove siding
2. Insert back flashing
 - Provides capillary break,
 - shingled under building paper
3. Install ledger board
4. Install cap flashing
5. Install strip of self adhesive flashing (counter flashing) to seal cap flashing

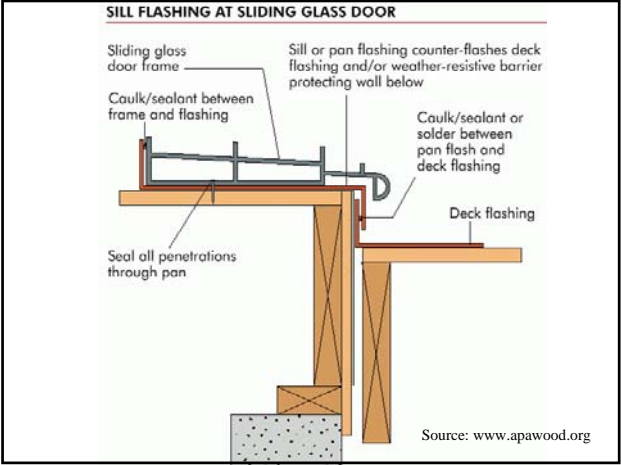
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Sub-sill flashing

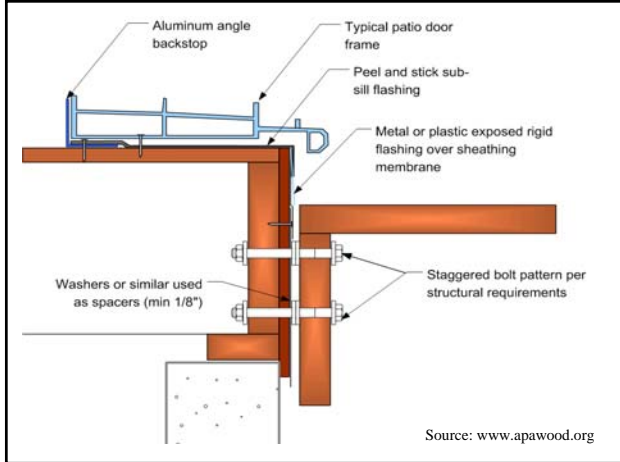
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Pan flashings for window and door openings in frame walls



Residential Decks - Ledger Flashing

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Inspections

- Combine**
1. Footing Inspection
 - Number of holes OK
 - Size of hole look OK
 - Location of hole OK
 2. Ledger Inspection
 - What is it attached to
 - look inside of the building
 - How is it attached
 - Through bolts, lag screws, proprietary fasteners, etc.
 - Review flashing details
 3. Final Inspection – We will review this in the next section.