



Bulletin: Flashing – End Dams

Purpose

To inform, staff, building contractors and the general public of the guidelines to aid Builders in the proper installation of the flashing and end dams. The objective is to avoid delays and possible additional re-inspection fees by providing upfront information that prepares the Builder in advance.

Building bulletins are part of the District's customer service program. They are designed to provide an improved understanding of the Building Code and Building Science and to reduce the costs associated with correcting infractions.

Background

Inspections help ensure that renovation or construction work complies with the appropriate by-laws, and matches work authorized by the permit. Inspections also help the District advance its goals concerning life safety, accessibility, and more. The complexity of modern buildings and technologies often means several inspections of a building are required, including inspections of the plumbing, structural, health, safety and environmental systems.

Issue

Properly fitted and installed end dams assist to protect the materials within the building envelope so that they stay dry and protected from the introduction of moisture.

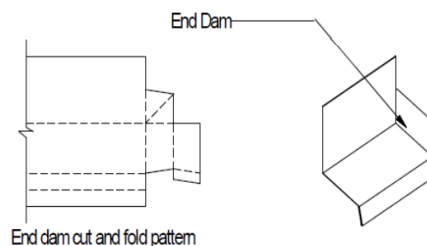
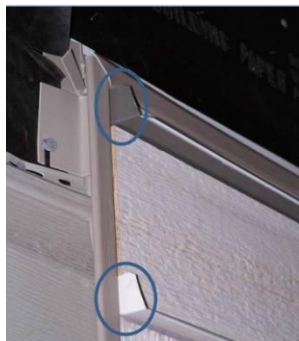
Typically, during the final inspection, it is observed that the installation of flashing end dams is incorrect.



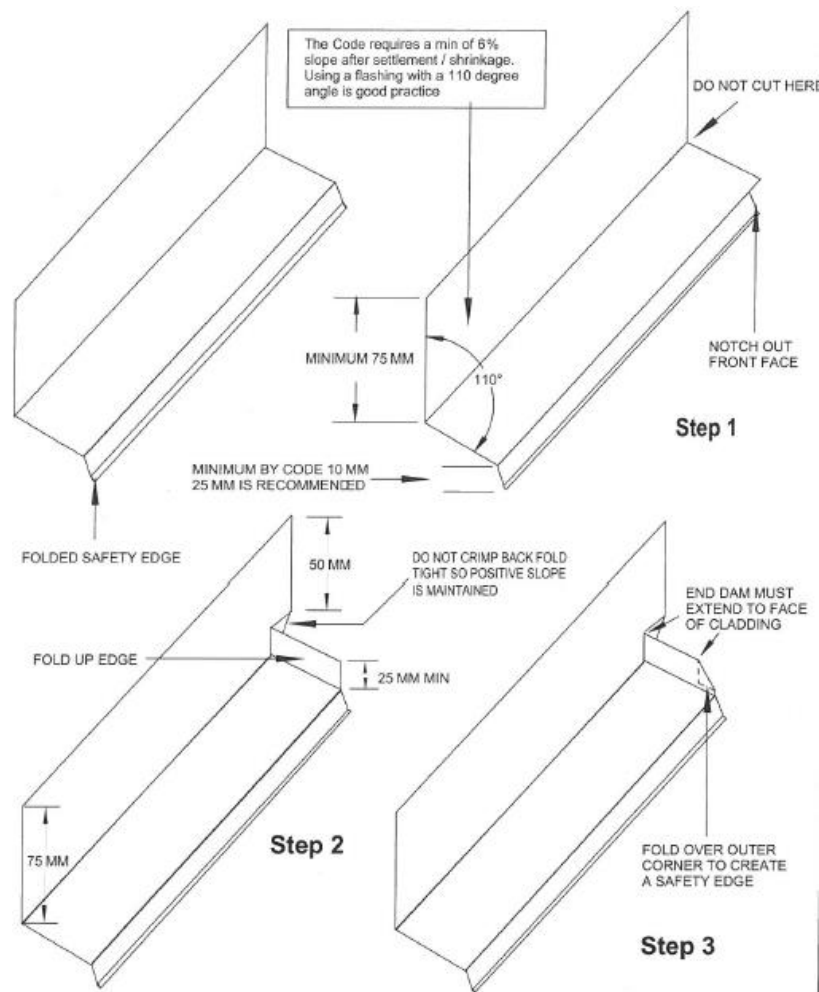
Improper Installation may cause unnecessary damage to the building

The BC Building Code Requirements

9.27.3.8(4) The flashing end-dam is required to terminate at each end where flashing is installed. The end-dam is required to be a minimum height of 25mm (1") Please see the following pictures illustrating details of this requirement:



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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 prescribed to reduce transfer by capillarity and surface tension. Figure A-9.27.3.8.(4) illustrates two examples of flashing configurations.

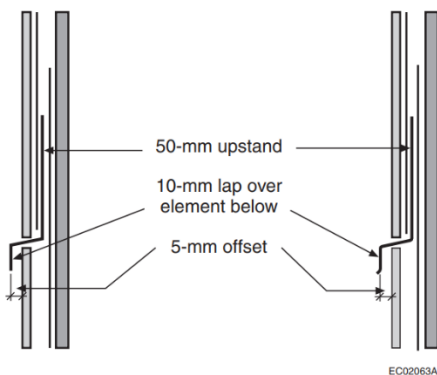
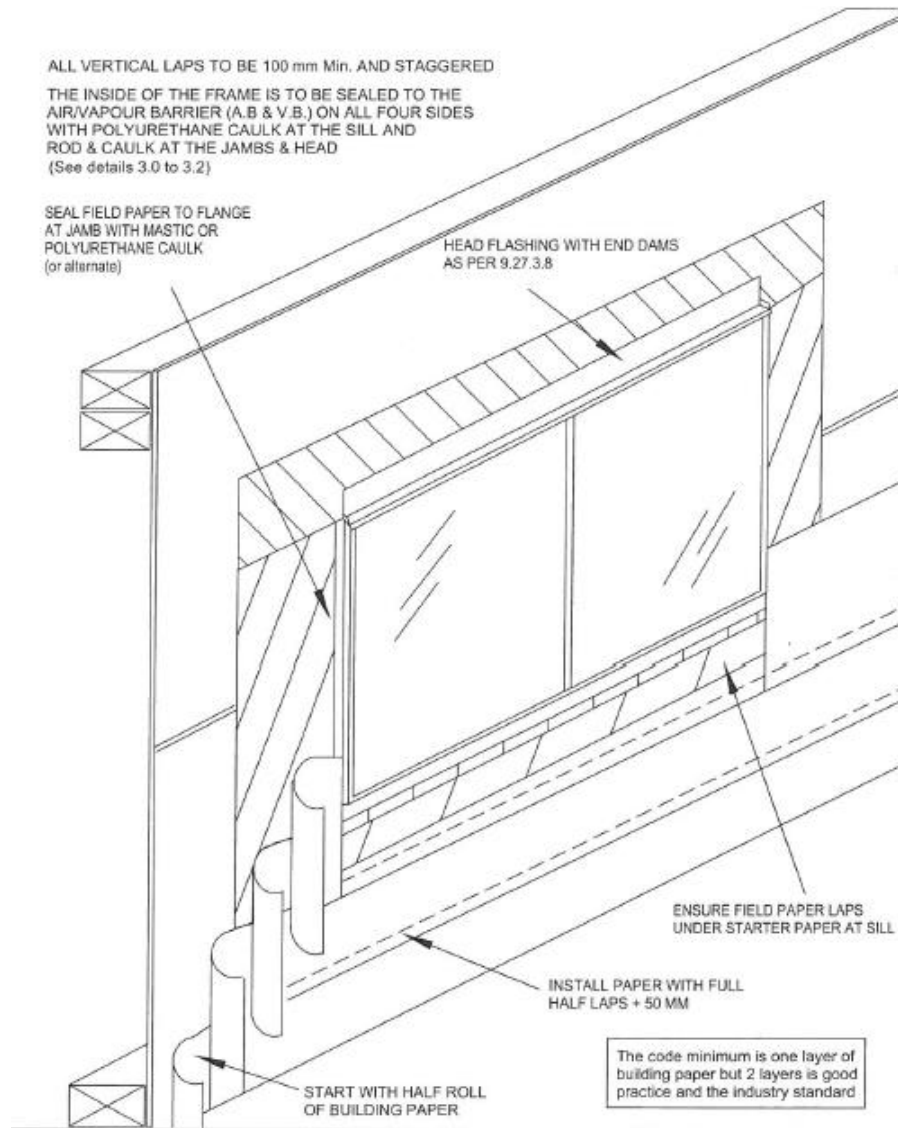


Figure A-9.27.3.8.(4)

Examples of flashing configurations showing upstands, horizontal offsets and vertical

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Please note: Building Bulletins are prepared to provide convenient information for clients and should not be considered a replacement for reviewing the bylaw or associated legal documents. If there is any contradiction between this guide and relevant municipal bylaws and/or applicable codes, please refer to the bylaws and/or codes for legal authority.

Contact Information

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