# What's happening IN MASONRY

Gary Porter, Engineering & Technical Services for the Masonry Advisory Council is called upon with questions about construction concerns and for masonry advice from a variety of Architects, Engineers, Contractors, Developers and Distributor sources. He is dedicated to ongoing education of masonry and shares helpful tips from his professional experience that may be beneficial to you.

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## Masonry Flashing...Do it Right the First Time

I like to watch DIY home shows like This Old House and Holmes on Homes. I like Mike Holmes motto: "If you're going to do something, do it right the first time". I like this thought and it is so true when looking at masonry flashing and how it is installed because to fix this is usually a laborious task, costing lots of dollars. When reviewing technical calls to the Masonry Advisory Council in the past year, masonry flashing installation questions are the most visited topic.

The Masonry Society, TMS (officials who develop and maintain the "*Building Code Requirements and Specification for Masonry Structures*" code for masonry), the TMS code educates us that all masonry leaks and water penetrates brick veneers/the system. The code directs that the system must be designed and constructed to prevent water from entering it. We install flashing along with drip edges, termination bars, air spaces, weep holes and air barriers to direct moisture out of the masonry system.

Flashing installed must be installed correctly and according to the manufacturer's specifications. It must be at the base of wall, under sills, over window heads, at shelf angles, top of walls and under copings. If specified, we must use a primer below, apply mastic to specified lap lengths per manufacturer's specification. Most peel and stick rubber flashings seem to have very effective adhesive, but what happens when it is cold or how long does that sticky backing last? Is the flashing projecting from the wall, via a stainless steel drip edge piece designed for this? Most flashings are affected by UV rays and will deteriorate over a few months when exposed. Is there a termination bar installed. Does your flashing require a drip edge? Is the airspace 1" (minimum) to at least 2" (recommended), is the air barrier being installed according to the manufacturer's specification? Is it the correct thickness? Are the bricklayers keeping the cavity clean from mortar droppings, is there a mortar collection device (like Mortar Net) being used?

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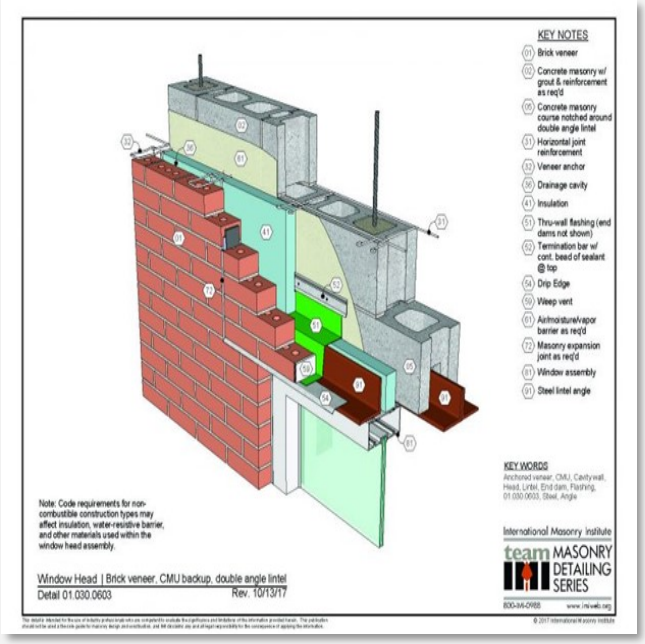
Checking to be sure all of this installation is done properly, is the lap correct, was mastic used, was there a primer applied prior to the flashing install, is the inside and outside corner flashed properly, was a flashing boot used? Are the end dams installed properly at locations where flashing stops, like window heads? Just NOT preforming ANY of these items could lead to a failure and a place for water intrusion!




I mentioned this in a previous article before, but I think it would be a good idea for the mason contractor to take photos, create an album of all places where flashing is installed. This could be a valuable reference when problems arise and a good insurance policy for both the mason contractor and general contractor for future reference.

There are many components to masonry flashing so it pays to, **Do it Right the First Time!**

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