

FLASHING STEPPED FOUNDATIONS

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August 2020

It is not uncommon for a residential building to be constructed with a stepped concrete foundation. This is primarily due to variation in elevations to accommodate the change in grade or where a change in grade is required to have access to the exterior.

The brick veneer must be flashed along the base of the wall directly on top of the stepped concrete. Self-adhering rubberized asphalt flashing is the preferred material. However, 20 mil. and thicker polyvinyl chloride (P.V.C.) flashing is acceptable.

When installing self-adhering rubberized asphalt flashing along the base of the wall, all surfaces in contact with the flashing should be treated with a primer. If P.V.C. flashing is used, it must be set in a heavy bed of mastic.

The flashing should be set directly on top of the concrete and extended a minimum of ½ inch beyond the foundation to achieve proper drainage a stainless-steel drip edge to the end of the base flashing is preferred. The flashing should then be stepped back to the sheathing and upturned approximately 6 inches beneath the building wrap. All cuts and tears in the building wrap must be taped to ensure the building wrap is impervious to moisture penetration.

The brick veneer is vulnerable to water penetration through the inner corner of the stepped concrete foundation. Any breaks in the flashing can result in water penetration into the building (photo #1).

If the step flashing is installed in accordance to figure 1, proper water drainage will be achieved and water penetration to the interior will be eliminated.

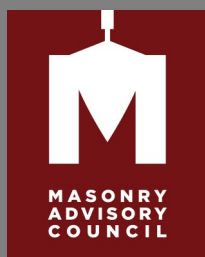
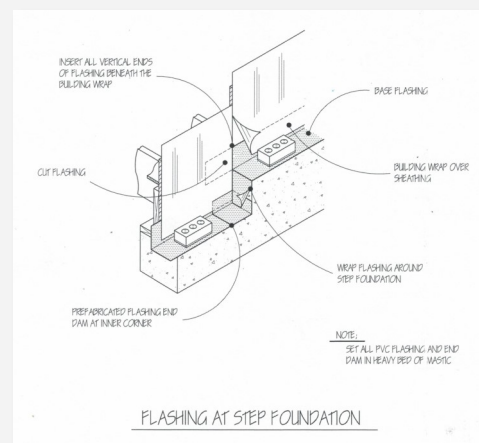
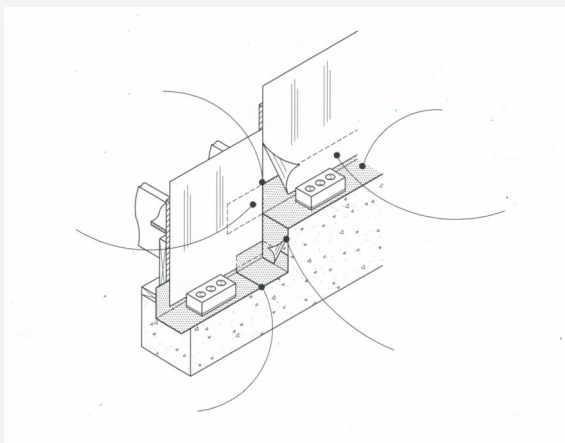


If the step flashing is installed in accordance to figure 1, proper water drainage will be achieved and water penetration to the interior will be eliminated.

Two measures should be taken to protect the wall from water leakage:

The lower flashing should be installed flush on the concrete and extended up to the vertical concrete step. Then a prefabricated flashing end dam should be set tightly against the inner corner of the foundation. The vertical leg of the flashing should be inserted beneath the building wrap. If P.V.C. flashing is installed, it should be set in a heavy bed of mastic.

The upper flashing must be installed continuously around the stepped foundation. This can be achieved by extending the flashing on the upper level and cutting it to match the length of the vertical surface of the concrete step. Then the flashing should be wrapped over and around the step in the foundation. If the flashing is P.V.C., it should be set in a heavy bed of mastic. Lap the cut flashing over the vertical leg of the end dam length of the vertical surface of the concrete step. Then wrap the flashing over and around the step in the foundation. If the flashing is P.V.C., it should be set in a heavy bed of mastic. Lap the cut flashing over the vertical leg of the end dam.



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