

# WATER-RESISTIVE BARRIER, EXTERIOR COVERING & FLASHING

BUILDING INSPECTIONS DEPARTMENT  
[www.ci.blaine.mn.us](http://www.ci.blaine.mn.us)



This handout is intended only as a guide and is based in part on the 2015 Minnesota State Building Code, Blaine City ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor.

## Inspections

Call for all required inspections as noted on the inspection card.

All siding is to be installed according to the manufacturer's installation instructions and the current MN State Building Code.

**\*\*NOTE: RESIDING: ALL EXISTING EXTERIOR WATER-RESISTIVE BARRIER MATERIAL MUST BE REMOVED AND REPLACED WITH NEW EXTERIOR WATER-RESISTIVE BARRIER MATERIAL... NO EXCEPTIONS.**

Pictures will be accepted for damaged and replaced sheathing, all flashing and sealed exterior penetrations and water-resistive barriers under the following conditions:

1. The installation is being done outside of normal office hours.
2. All pictures must be in a digital format.
3. Pictures may be directly e-mailed to the City at [inspectpix@ci.blaine.mn.us](mailto:inspectpix@ci.blaine.mn.us).
4. CD's or USB cards may be dropped off at the Building Inspection Dept. OR left on site with the inspection card for pickup with the final inspection. No final inspection approvals shall be made prior to receiving and viewing the water-resistive barrier pictures.
5. The pictures shall include 1 (one) photograph each side of the house with water resistive barrier installed, all sealed penetrations, all flashing details, and a finished front view of the house with address.

All final inspections and approvals are by a direct site visit only.

## Water Resistance (R703.1.1)

The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior veneer as required in Section 703.2 and a means of draining to the exterior water that enters the assembly.

## Water-Resistive Barriers (R703.2)

One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51mm). The water-resistive barrier shall overlap the flashings required in R703.8 not less than 2 inches (51mm). Where joints occur in the water-resistive barrier or flashing, the joints shall be lapped not less than 6 inches (152mm). The felt or other approved material shall be continuous up to the underside of the rafter or truss top chord and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

**\*\*SEE NOTE AT TOP FOR RESIDING PROJECTS**

## Attachments (R703.4)

Unless specified otherwise, all wall coverings shall be securely fastened in accordance with Table R703.4 or with other approved aluminum, stainless steel, zinc-coated or other approved corrosion-resistive fasteners.

Use the recommended number of fasteners and placement according to the manufacturers written installation instructions.

### **Water-Resistive Barriers (R703.6.3)**

Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include two layers of a water-resistive vapor-permeable barrier (See Section R703.6.3 for additional requirements each layer shall meet).

### **Flashing (R703.8)**

Approved corrosion-resistant flashing shall be applied shingle-fashion in such a manner as 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. Exterior window and door openings. Flashing shall be installed at the head and sides of exterior window and door openings and shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage (See Section R703.8 for further installation information).
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.
4. Continuously above all projecting wood trim.
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.
8. Where exterior material meets in other than a vertical line.
9. Where the lower portion of a sloped roof stops within the plane of an intersecting wall cladding in such a manner as to divert water away from the assembly in compliance with Section 903.2.1.
10. At the intersection of the foundation and rim joist framing when the exterior wall covering does not lap the foundation insulation.

### **R703.7.5 Flashing - Exterior Plaster/Masonry/Stucco Locations.**

Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels when masonry veneers are designed in accordance with Section R703.7. See Section R703.8 for additional requirements.

### **R703.12.2 Flashing at Foundation - Adhered Masonry Veneer Installation**

A corrosion-resistant screed or flashing of a minimum 0.019-inch (0.48mm) or 26-gage galvanized or plastic with a minimum vertical attachment flange of 3-1/2 inches (89mm) shall be installed to extend a minimum of 1 inch (25mm) below the foundation plate line on exterior stud walls in accordance with Section R703.8. The water-resistive barrier, as required by Table R703.4, Footnote "w," shall lap over the exterior of the attachment flange of the screed or flashing.