

FLASHING BRICK VENEER WALLS

DETAILS AND REQUIREMENTS FOR PROPER MOISTURE BARRIERS

FLEXIBLE BRICK FLASHING

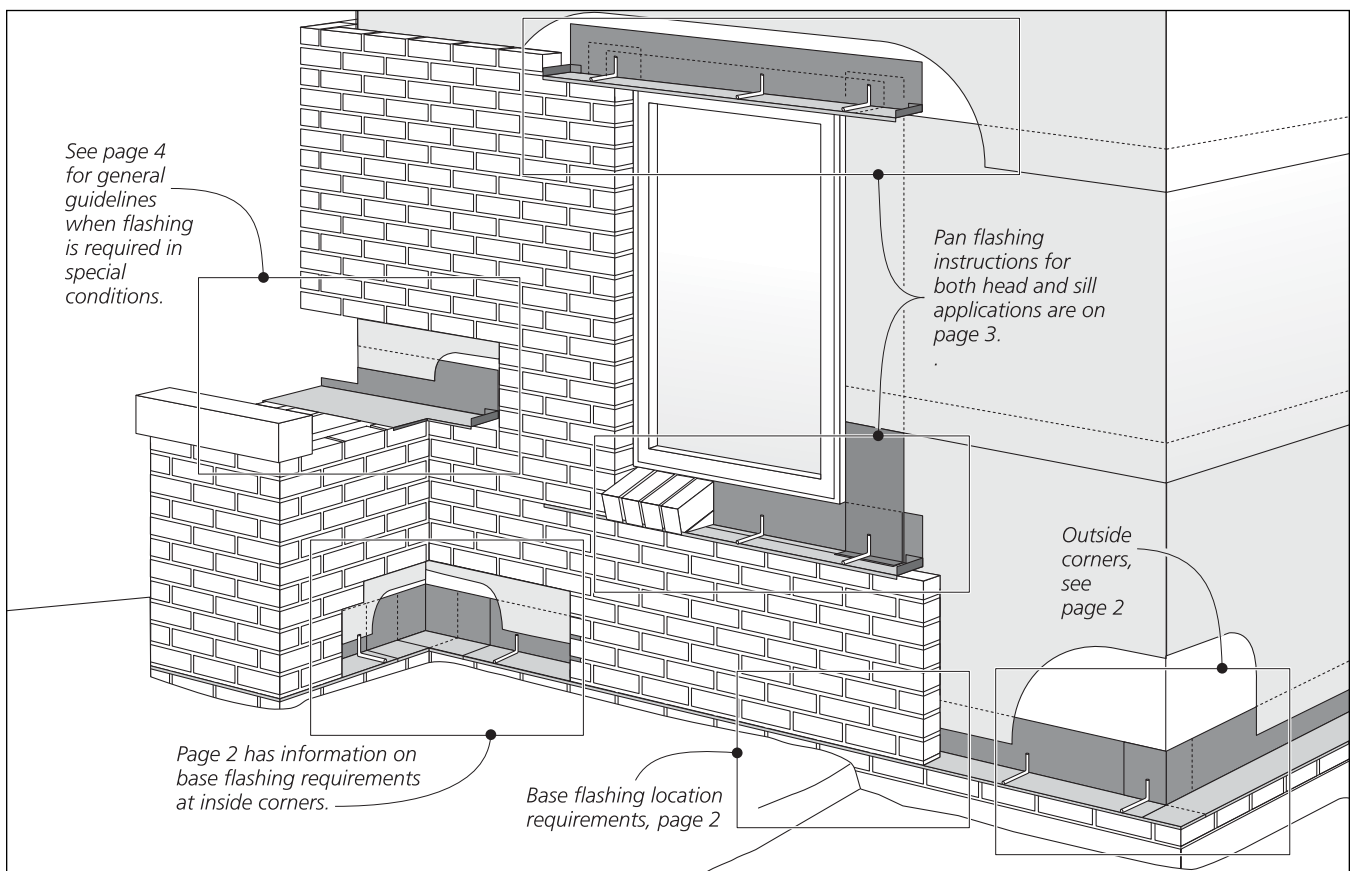
Masonry walls are durable and long lasting, but they have one weak point: water penetration.

Rain is just one of the sources of moisture. Humidity, snow, and frost all need to be added to the list of enemies. In fact, freeze-thaw cycles put a great amount of stress on brick veneer structures.

Without proper flashing, moisture and the structural stress it causes can migrate to the building's interior, which is an invitation to costly repairs.

Even with good building practices, some water penetration will occur. This is where flashing helps. The function of flashing is to collect and divert any moisture penetrating the wall or sill.

Fortifier's **Moistop® Brick Flashing** is a flexible flashing membrane that meets the demands of masonry wall flashing. And when combined with **Moistop® Sealant**, you can create any flashing configuration that the job site calls for.

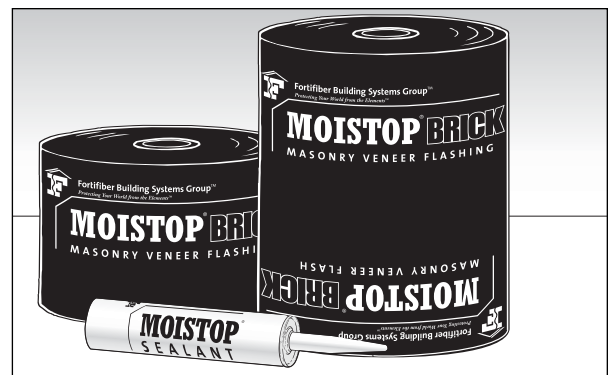


ALL BRICK FLASHING APPLICATIONS MUST BE INSPECTED PRIOR TO BRICK INSTALLATION. ANY PUNCTURES OR TEARS MUST BE REPAIRED WITH MOISTOP SEALANT OR ADDITIONAL BRICKFLASH

MOISTOP® BRICK FLASHING

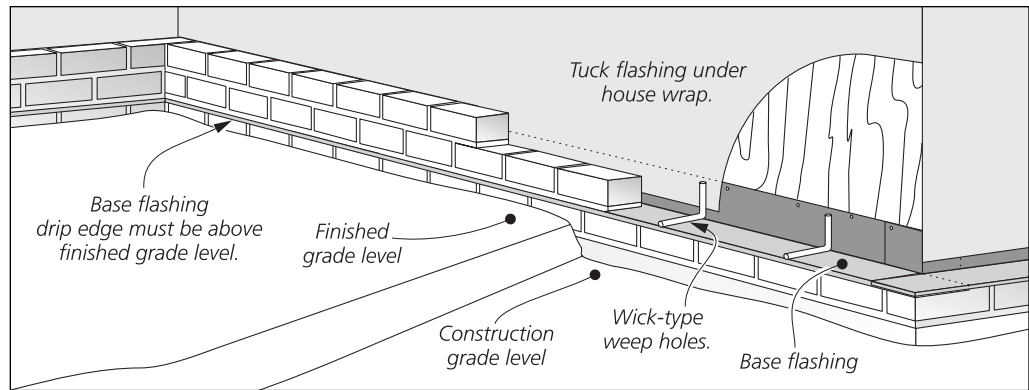
Whatever you're flashing, the **Fortifier Building Systems Group™** will provide you with a high quality flexible flashing that meets your needs:

- **Moistop® Brick Flashing 12- and 18- inch x 120-foot rolls**
- **Moistop® Sealant**
(Exceeds AAMA Standards)

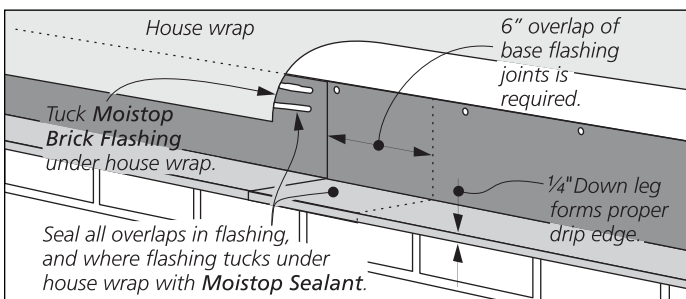


1 FLASHING AT THE FOUNDATION (BASE FLASHING)

Foundation or base flashing must be placed above the level of the **final** grade (shown at right). This will not always be the brick ledge. Good communication between the masonry contractor and landscape architect or designer is essential. Any buried base or foundation flashing will not allow for proper drainage.



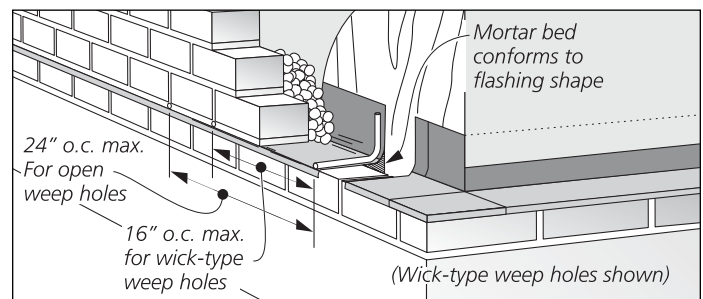
FLASHING BASICS



Wherever there is a break in the flashing, such as at the end of a roll or an inside or outside corner, a 6" overlap is required and must be sealed with **Moistop Sealant**.

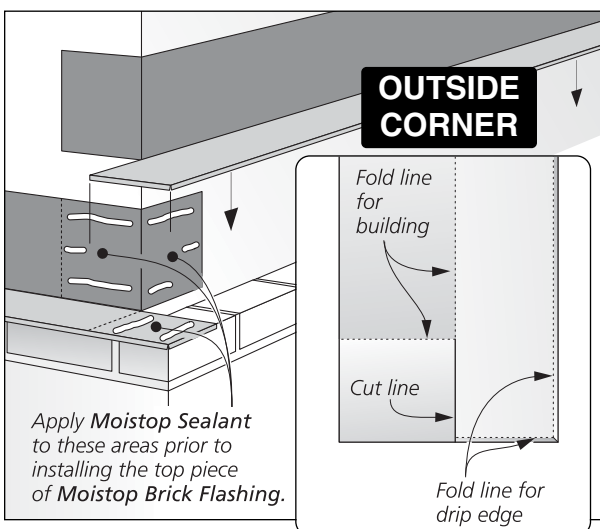
All brick flashing applications must be tucked under house wrap and form a 1/4" down leg after exiting the brick. This forms a proper drip edge.

WEEP HOLE PROTECTION



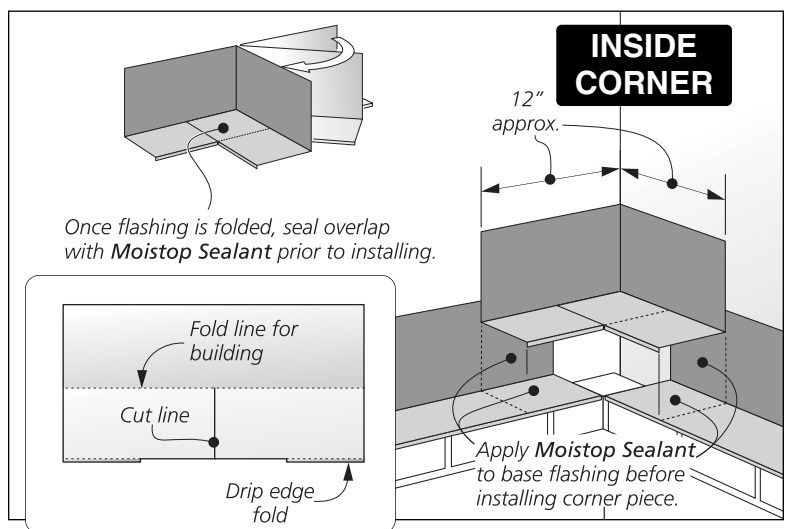
For flashing to drain water properly, weep holes must be in place, (16"o.c. max. for wick-type, and 24"o.c. max. for open weep holes). Whether plastic mesh or gravel is used to protect weep holes from being blocked by mortar droppings, **Moistop Brick Flashing** needs to be supported by a mortar bed that conforms to its shape.

FLASHING CORNERS



Overlapping flashing at corners must be properly sealed to provide continuous protection against water. The layout and cutting details show how to cut and fold the flashing.

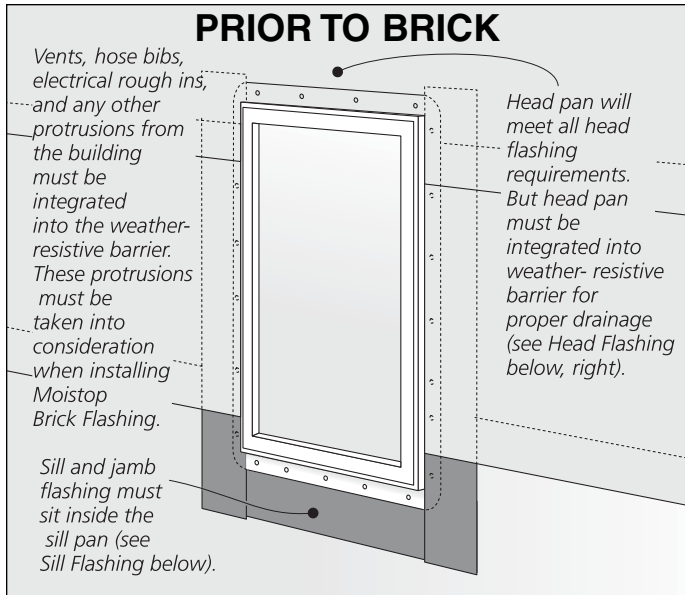
Outside corners are made of two pieces that have mirrored cuts (shown above). On inside corners, first



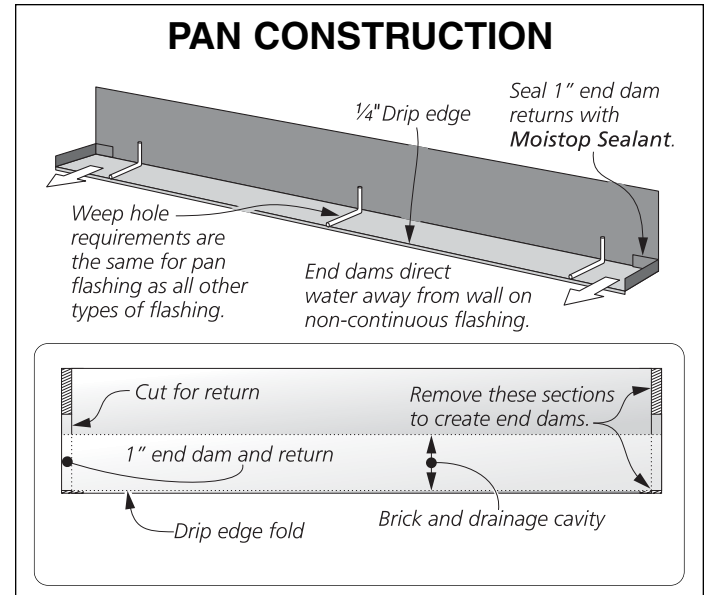
butt the two ends of flashing into the corner. Then install the folded and sealed corner pan as shown in the cutting detail above. Use **Moistop Sealant** to fasten the corner pieces of **Moistop Brick Flashing**.

2

WINDOW AND DOOR FLASHING

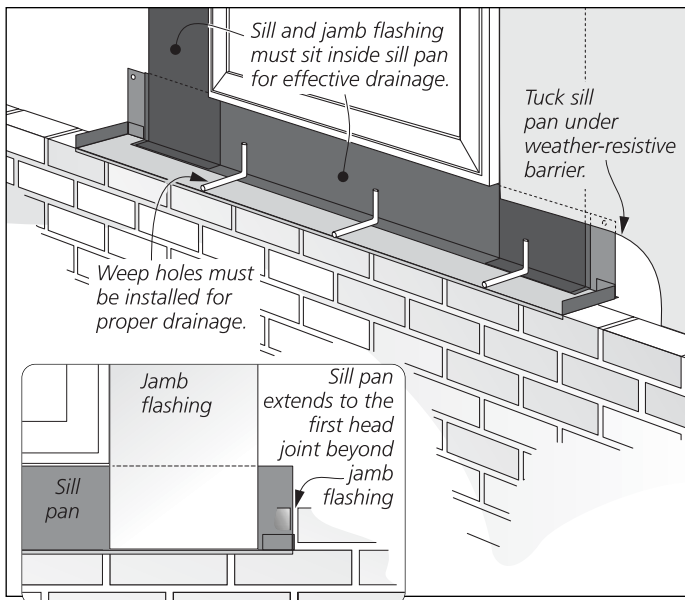


All windows, doors, and any protrusions from the building must be properly integrated into the weather-resistive barrier prior to installing **Moistop Brick Flashing**. For more information on proper flashing methods, check the flashing installation guides section (in building products) at www.fortifiber.com.



A flashing pan is a piece of flashing that is non-continuous, it's used to protect any openings in the brick wall. The use of end dams on pans directs water away from these openings. End dams are created by folding and sealing the flashing as shown in the detail above. Use **Moistop Brick Flashing** and **Moistop Sealant** to create high quality-pans.

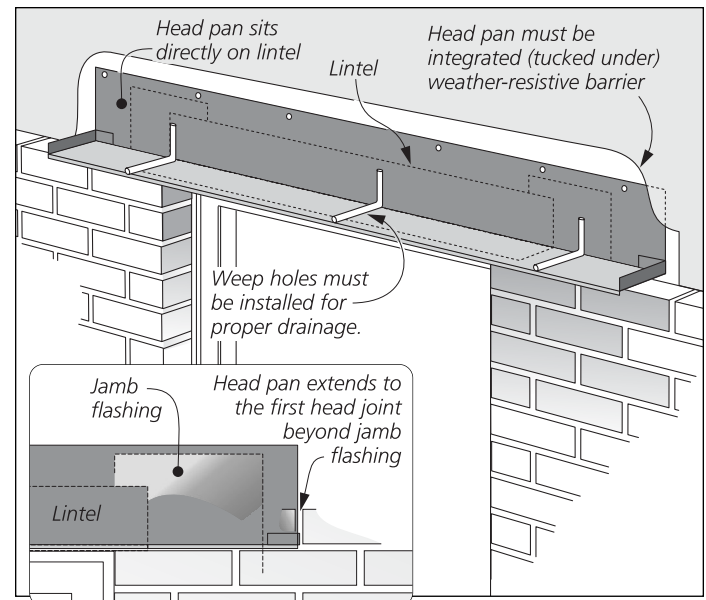
SILL FLASHING



The flashing that protects the window (sill and jamb flashing) must sit inside the sill pan. Also, sill pan flashing must extend to the first head joint beyond the window jamb flashing. And at that point the flashing must be turned upwards at least 1" to form an end dam (see detail above).

Weep holes and drip edges must be used as mentioned on page 2. Use **Moistop Sealant** at the joint of the brick sill and window (see detail above).

HEAD FLASHING



The head pan must sit directly on the lintel. As with the sill, the head pan must extend to the first head joint beyond the window jamb flashing. At that point the flashing must be turned upward at least 1" to form an end dam.

Weep holes and drip edges must be used as mentioned on page 2. **Note: Use plastic mesh only when creating a drainage field on steel lintels.** For proper drainage, the head pan flashing must be integrated into the weather-resistive barrier.

3

SPECIAL CONDITIONS

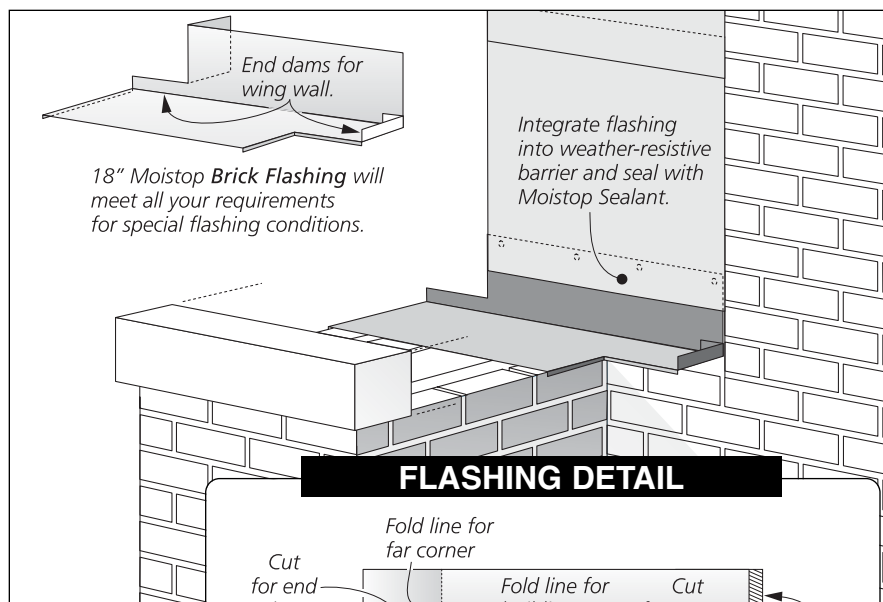
Wing walls, parapets, and all other special conditions need to be properly flashed as well as foundations, windows, and doors.

The wing wall shown at right is an example of these kinds of special flashing circumstances.

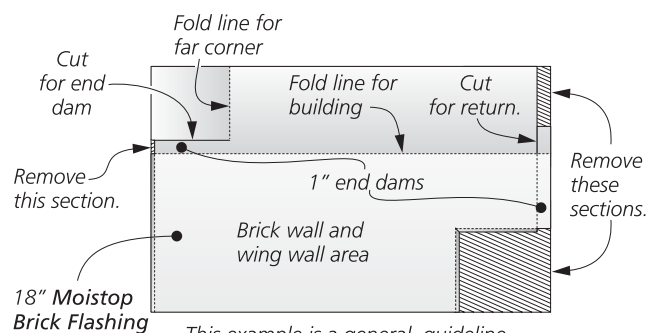
All of the same rules concerning weep holes and end dams covered on page 2 apply here as well.

All brick flashing must be inspected prior to brick installation. Any punctures or tears must be repaired with **Moistop Sealant** or additional layers of **Moistop Brick Flashing**.

Moistop Brick Flashing comes in 12-inch and 18-inch rolls that will meet all your flashing needs.



FLASHING DETAIL



This example is a general guideline for creating end dams and drip edges.

FORTIFIBER PRODUCTS

Fortifiber manufactures high-quality flexible flashings, vapor barriers, and weather-resistive barriers that will meet all your construction needs:

● **Moistop® Brick Flashing 12- and 18- inch x 120-foot rolls**

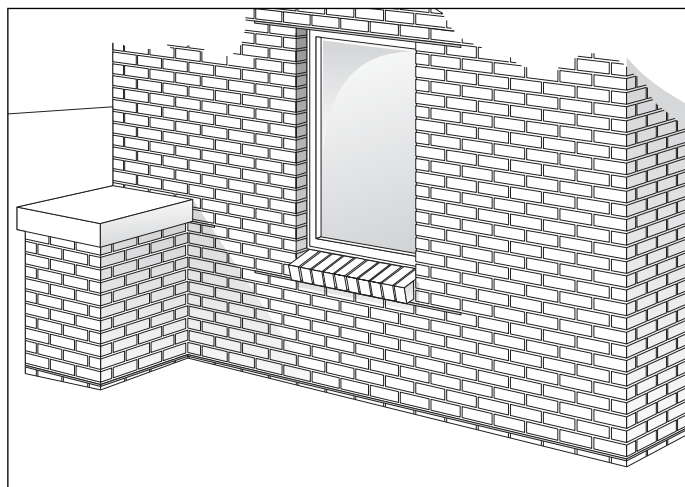
● **Moistop® Sealant**

(Exceeds AAMA Standards)



Limitations: Moistop Brick Flashing should not be installed horizontally or at a slope of less than 60° over moisture sensitive substrates. Product should be covered as soon as possible. Inspect product to insure it is free of any protrusions or damage which may compromise its moisture-resistive properties.

OVERVIEW



Note: This general recommendation does not cover all circumstances. It is the responsibility of the mason, builder, and architect to examine each job site and address any special flashing requirements.

Call 1-800-773-4777 Nationwide for Technical Assistance or visit our Web site at www.fortifiber.com



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(5/5/04)