Roof-to-Wall and Deck-to-Wall Flashing

HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION FEMA 499/August 2005 Technical Fact Sheet No. 24

Purpose: To emphasize the importance of proper roof and deck flashing, and to provide typical and enhanced flashing techniques for coastal homes.

Key Issues

- Poor performance of flashing and subsequent water intrusion is a ***common problem*** for coastal homes.
- ***Enhanced flashing techniques are recommended*** in areas that frequently experience high winds and driving rain.
- ***Water penetration*** at deck ledgers can cause ***wood dry rot and corrosion of connectors*** leading to ***deck collapse.***

Roof and Deck Flashing Recommendations for Coastal Areas

- ***Always*** lap flashing and other moisture barriers properly.
- Use increased lap lengths for added protection.
- Do not rely on sealant as a substitute for proper lapping.
- Use fasteners that are compatible with or of the same type of metal as the flashing material.
- Use flashing cement at joints to help secure flashing.
- At roof-to-wall intersections (see Figure 1):
  - Use step flashing that has a 2- to 4-inch-longer vertical leg than normal.
  - Tape the top of step flashing with 4-inch-wide (minimum) self-adhering modified bitumen roof tape.
  - Do not seal housewrap or building paper to step flashing.
- For deck flashing:
  - Follow proper installation sequence to prevent water penetration at deck ledger (see Figure 2).
  - Leave gap between first deck board and flashing to allow for drainage (see Figure 3).
  - Use spacer behind ledger to provide gap for drainage (see Figure 3).
- Use stainless steel deck connection hardware.

See Fact Sheet Nos. 19 and 20 for rake and eave details.

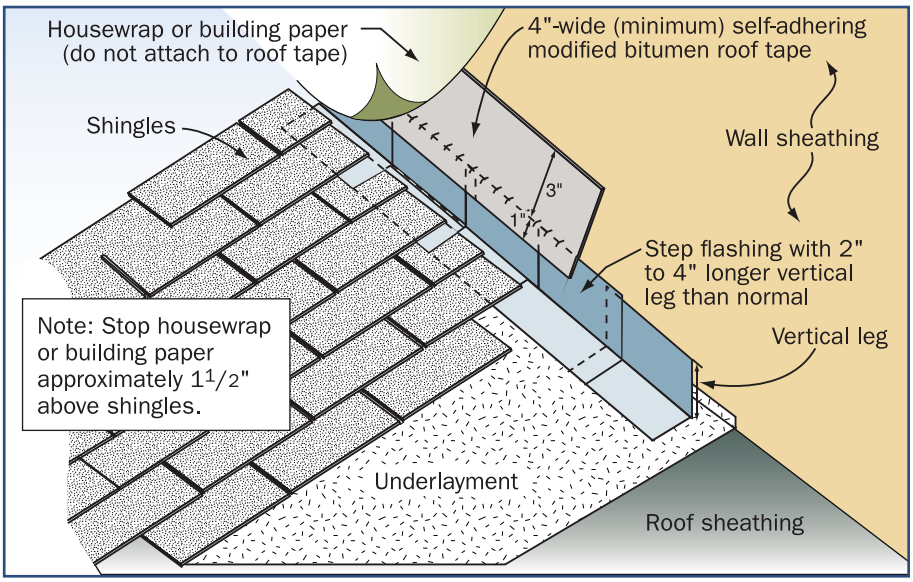

Figure 1
Roof/wall flashing detail.

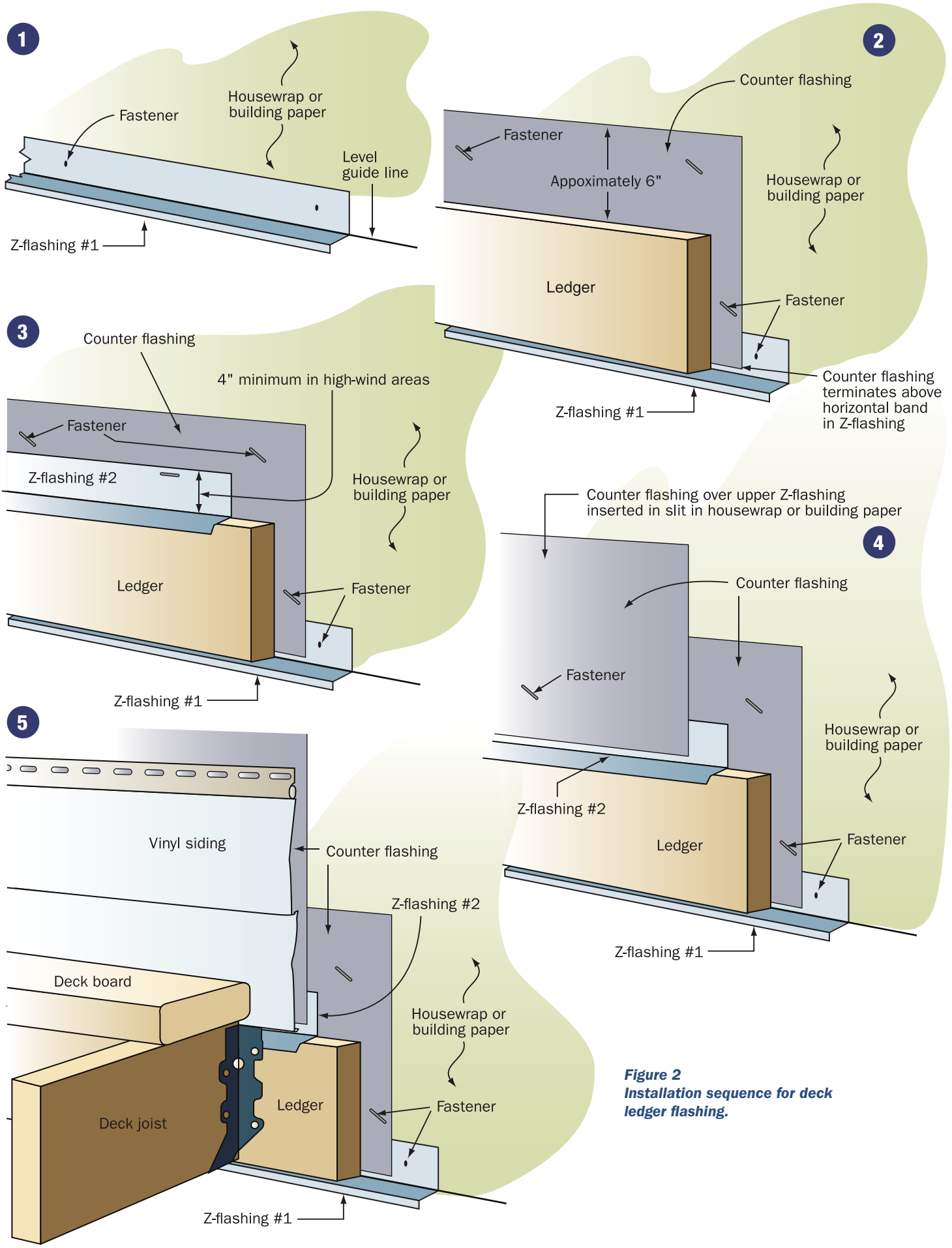

Figure 2
Installation sequence for deck ledger flashing.

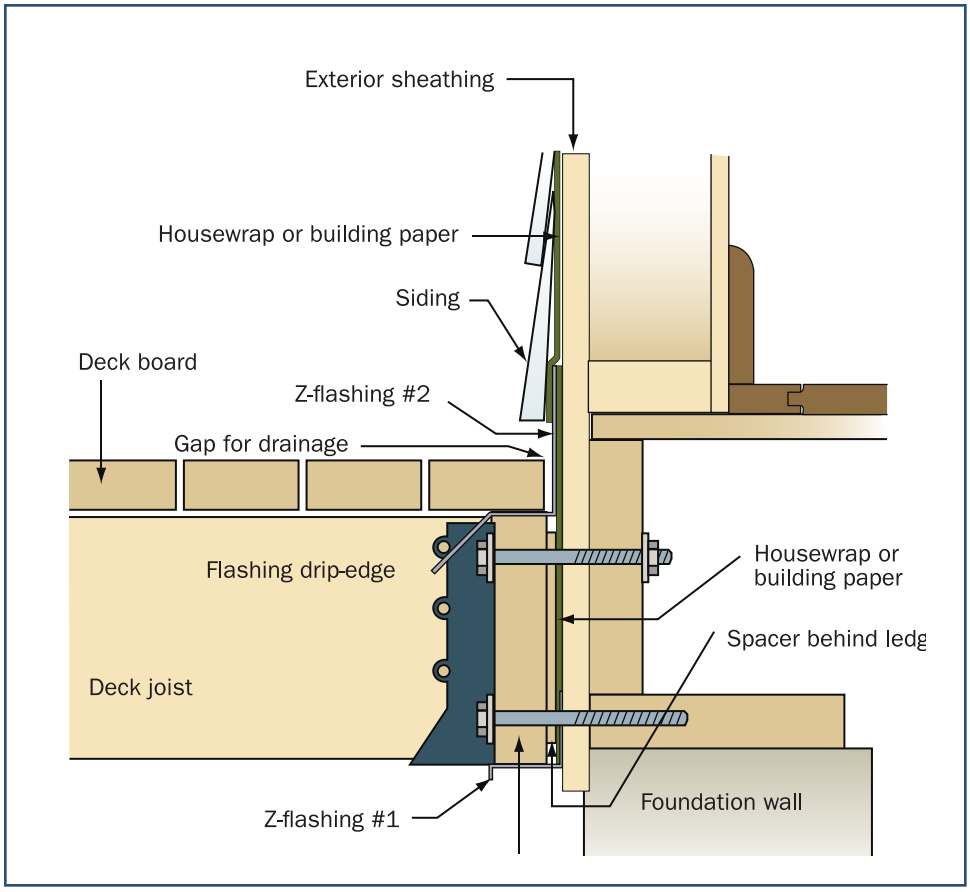

Figure 3
Deck ledger flashing.