

The 2018 International Residential Code (IRC) requires stoop flashing to prevent water from entering the building and from causing potential decay of framing members. Since area under a porch stoop is a common entrance point for termites, flashing must be sealed to form a physical barrier at the top of the foundation to minimize termite access.

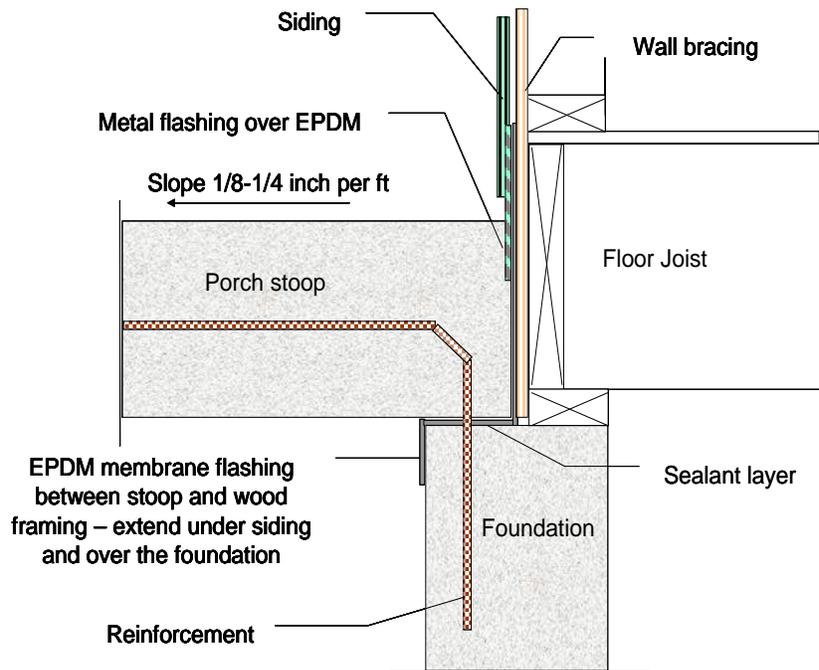
General Requirements:

- Flashing or another approved weather resistive barrier shall be placed between the concrete porch stoop and the dwelling (IRC R317).
- The weather resistive barrier shall extend under the wall covering and down over the edge of the foundation wall to form a continuous barrier to prevent water intrusion into the building (IRC R703.4). Penetrations, seams, and joints shall be effectively sealed.
- The flashing and sealants shall form a physical barrier to restrict termite access (IRC R318.3).

Approved flashing products include EPDM, pond liner, Protecto Wrap, or other products (**min. 45 mil recommended**) that can form an effective barrier between the stoop and the dwelling. Note: Metal flashing may be difficult to form and seal therefore it is not recommended as the primary flashing material.

Roofing product sealants may be used to create an effective seal between the membrane and the top of the foundation wall, and to seal penetrations and seams at corners to restrict termite access and prevent water entry.

Where UV sensitive materials are exposed to the sunlight and weathering, physical protection in the form of metal flashing or other approved protective measures shall be provided.



Required Inspection: Stoop flashing shall be left visible for verification of proper installation during building rough-in inspection.

FOR MORE INFORMATION

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