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Subject: IRC Section R703.4 Flashing

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- 01/10/2017 Received by Lt. Gov & Speaker 05/10/2017

H 01/10/2017 Referred to Committee

S 01/10/2017 Referred to Committee

S 03/29/2017 Resolution Introduced to Approve 593

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 provided for in the Regulation

Document No. 4717

**DEPARTMENT OF LABOR, LICENSING AND REGULATION**

**BUILDING CODES COUNCIL**

Chapter 8

Statutory Authority: 1976 Code Sections 6‑8‑20, 6‑9‑40, 6‑9‑63(E), and 40‑1‑70

8‑1221. IRC Section R703.4 Flashing.

**Synopsis:**

 The South Carolina Building Codes Council proposes to correct a scrivener’s error in Regulation 8‑1221.

 A Notice of Drafting was published in the *State Register* on September 23, 2016.

**Instructions:**

 Regulation 8-1221 is amended as shown below.

**Text:**

8‑1221. IRC Section R703.4 Flashing.

 R703.4 Flashing. Flashing shall be provided in accordance with this section and shall be installed at all of the following locations:

 1. Exterior window and door openings.

 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.

 R703.4.1 Flashing Materials. Approved flashing materials shall be corrosion‑resistant. Self adhered membranes used as flashing shall comply with AAMA 711. Pan flashing shall comply with Section R703.4.2. Installation of flashing materials shall be in accordance with Section R703.8.3.

 R703.4.2 Pan Flashing. Pan flashing installed at the sill of exterior window and door openings shall comply with this section. Pan flashing shall be corrosion‑resistant and shall be permitted to be pre‑manufactured, fabricated, formed or applied at the job site. Self‑adhered membranes complying with AAMA 711 shall be permitted to be used as pan flashing. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water‑resistive barrier for subsequent drainage.

 R703.4.3 Flashing Installation. Flashing installation shall be in accordance with this section and the flashing manufacturer’s installation instructions. Flashing shall be applied shingle fashion in a manner to prevent entry of water into the wall cavity or penetration of the water to the building structural framing components. Flashing shall extend to the surface of the exterior wall finish.

 R703.4.3.1 Flashing Installation at Exterior Windows and Doors. Flashing at exterior windows and doors shall be applied shingle fashion and shall extend to the surface of the exterior wall finish or to the water resistive‑barrier for drainage. Installation of flashing materials shall be in accordance with one or more of the following methods:

 1. The fenestration manufacturer’s installation and flashing instructions.

 2. The flashing manufacturer’s installation instructions.

 3. Flashing details or other methods approved by the building official.

 4. As detailed by a registered design professional.

**Fiscal Impact Statement:**

 There will be no cost incurred by the State or any of its political subdivisions for these regulations.

**Statement of Rationale:**

 The updated regulations will correct a scrivener’s error in Regulation 8‑1221.