

ADVISORY COMMITTEE COMMENT FORM FOR PROPOSED CODE CHANGES (This form must be submitted electronically)

IRC-64, R612.1 (REV 1/4/2011 FINAL)

Author/requestor: Rick Davidson

Email address: rdavidson@ci.maple-grove.mn.us

Telephone number: 763-494-6061

Firm/Association affiliation, if any: Self

Proposed Code Change - Language

R612.1 General. This section prescribes performance and construction requirements for exterior window and door installed in wall. Windows and doors shall be installed ~~and flashed~~ in accordance with the fenestration manufacturer's written installation instructions. Window and door openings shall be flashed in accordance with Section R703.8. Written installation instructions shall be provided by the fenestration manufacturer for each window or door.

Proposed Code Change – Need and Reason

This is a companion code change to another submitted for section R703.8. That submittal is printed at the end of this explanation. Section R612.1 and R703.8 conflict. R612.1 first states that windows and doors must be installed and flashed according to the manufacturer's instructions. It also states that they must be flashed in accordance with R703.8. Those two statements by themselves conflict. Then there is a conflict with R703.8 because it does not reference the manufacturer's installation instructions. If you enforce R703.8 and it conflicts with the manufacturer's installation instructions, the window warranty will be void. Building departments are requiring window installers to install a drip cap flashing to meet R703.8 even when this conflicts with the manufacturer's installation instructions stipulated in R612.1. If the code requires that the manufacturers provide the installation instructions for their product that should be enough. This change is necessary to eliminate the conflict and confusion.

The following is submitted as a separate proposal:

R703.8 Flashing. *Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. 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 at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage.~~

~~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.~~

Proposed Code Change – Cost/Benefit Analysis

This proposal will have no impact on the cost of construction.

Other Factors to Consider Related to Proposed Code Change

1. Is this proposed code change meant to:

change language contained in a published code book? If so, list section(s).
2012 IRC section R612.1

change language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).

delete language contained in a published code book? If so, list section(s).

delete language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).

neither; this language will be new language, not found in the code book or in Minnesota Rule.

2. Is this proposed code change required by a Minnesota Statute or new legislation? If so, please provide the citation to the Statute or legislation.
No

3. Will this proposed code change impact other sections of a published code book or of an amendment in Minnesota Rule? If so, please list the affected sections or rule parts.
No

4. Will this proposed code change impact other parts of the Minnesota State Building Code? If so, please list the affected parts of the Minnesota State Building Code.
No

5. Who are the parties affected or segments of industry affected by this proposed code change?
Code officials, building designers, contractors, building owners

6. Can you think of other means or methods to achieve the purpose of the proposed code change? If so, please explain what they are and why your proposed change is the preferred method or means to achieve the desired result.
No

7. Are you aware of any federal requirement or regulation related to this proposed code change? If so, please list the regulation or requirement.
No