

12870 Farmington Rd.  
Suite A  
Livonia, MI 48150



(734) 458-8544  
Fax (734) 458-8545  
[www.mim-online.org](http://www.mim-online.org)

## **EXPOSED METAL FLASHING BULLETIN**

Date: February 2006

This Bulletin serves to caution against using exposed metal flashing at all accessible pedestrian locations. Exposed sharp metal on drip edges, including laps and corners, could result in unforeseen injuries. For this reason flexible flashing is recommended at these locations. If exposed metal flashings are used, extreme care should be used in detailing.

The Masonry Institute of Michigan also recommends the use of durable flashing (capable of withstanding harsh all weather conditions including wind, ultraviolet degradations and extreme temperature cycles) at all necessary locations, including but not limited to window and door heads, relief angles, mechanical and miscellaneous openings and top of wall copings. The importance of exposed drip edges increases with wall height. Masonry flashing locations at higher elevations are typically exposed to more wind and water. Metal or durable drip edges serve to deflect downward cascading water away from the masonry surface and other building components below.

All metal drip edges require the following: hemmed exposed edges, laps utilizing non-skinning butyl sealant, and a compatible sealant where the underside of the hem transitions to the substrate below.