

24725 W. Twelve Mile Rd.
Suite 388
Southfield, MI 48034



phone (248) 663-0415
fax (248) 663-0420
www.mim-online.org

A non-profit corporation

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.

The decision to utilize this information is not within the purview of the MIM, and persons making use of this information do so at their own risk. MIM makes no representation or warranties, expressed or implied, with respect to the accuracy or suitability of this information. MIM and its members disclaim liability for damages of any kind, including any special, indirect, incidental, or consequential damages, which may result from the use of this information. This information is not to be interpreted as indicating compliance with, or waiver of, any provision of any applicable building code, ordinance, standard or law.