

DWELLING STOOP FLASHING

Revised April 2019

The International Residential Code requires stoop to be flashed to prevent water from entering the building and from causing potential decay of framing members. Concrete stoops cannot be poured directly against the exterior siding or rim joist. Since the area under a porch stoop is a common entrance points for termites and not readily available for inspection after the house is complete, flashing and sealants are required to form a physical barrier at the top of the foundation to minimize termite access.

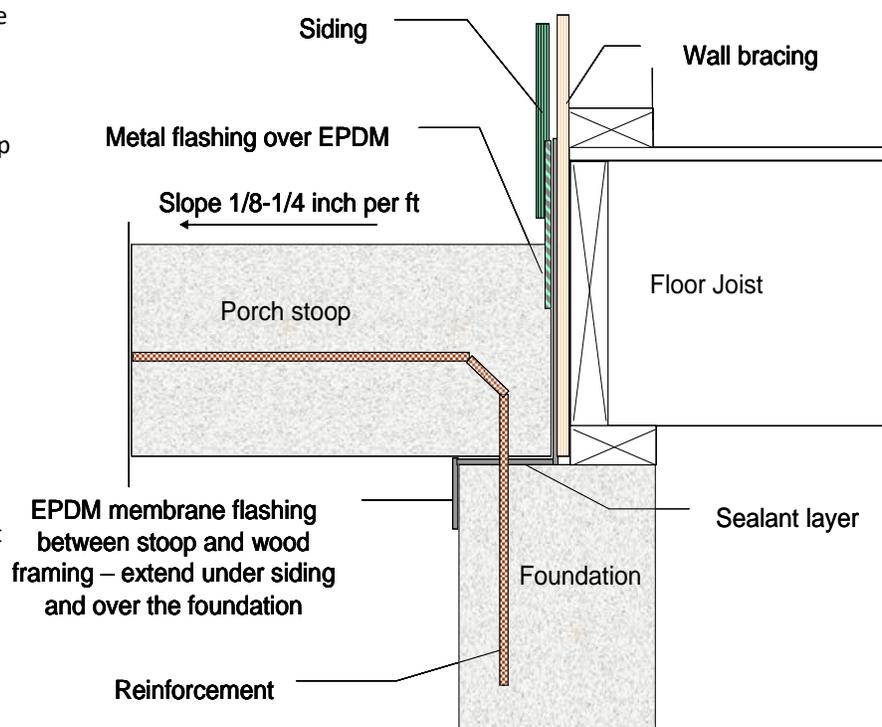
General Requirements:

- Flashing or another approved weather resistive barrier shall be placed between the concrete porch stoop and the dwelling (IRC R319).
- 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 R703.8). Penetrations, seams, and joints shall be effectively sealed.
- The flashing and sealants shall form a physical barrier to restrict termite access (IRC R320.1)

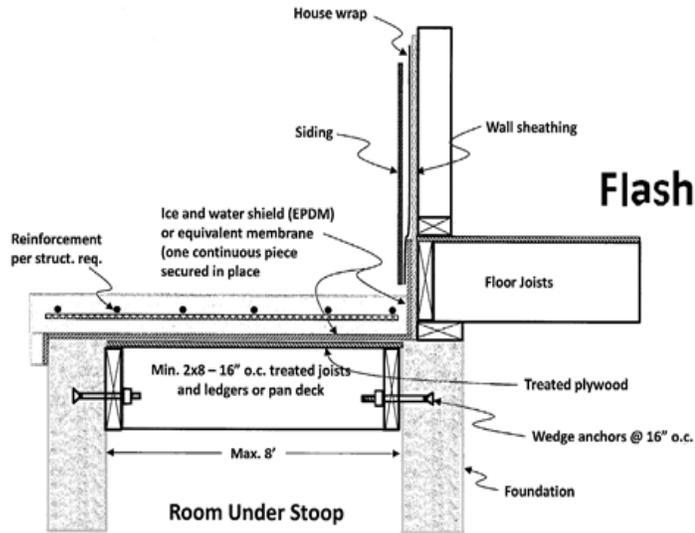
Approved flashing products include EPDM, pond liner, Protecto Wrap, or other products (**min. 45 mil recommended**) that can form an effective barrier between the stoop and the dwelling. Note: Metal flashing may be difficult to form and seal, therefore, it is not recommended as the primary flashing material.

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 to restrict termite access and prevent water entry.

Optional Metal Flashing over EDPM - Where UV sensitive materials are exposed to the sunlight, weathering or physical damage protection in the form of metal flashing or other approved materials may be provided.



Inspection: Stoop flashing shall be left visible for verification of proper installation during the building rough-in inspection – stoops poured directly against the siding or rim joist without flashing shall be removed and reconstructed.



Flashing Detail-Room Under Stoop

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