



# Municipality of Anchorage

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## Policy R.07

### Residential Flashing Requirements

This policy revokes all previous letters, correspondence and policies allowing omission of flashing around openings in exterior walls. Flashing shall be required per the 2003 International Residential Code Section R703.8 titled Flashing.

The Building Safety Division will permit the following:

1. The top of door and window openings shall be flashed with corrosion-resistive flashing in such a manner as to be leakproof.
2. Wooden doors and windows that have brick mold, shall be allowed to be installed with caulking along the jambs (sides) in lieu of full side flashing.
3. Doors and windows located under covered areas (such as covered porches and landings) shall be permitted to be installed with caulking in lieu of flashing.

The flashing requirements in the 2003 International Residential Code Section R703.8 are as follows:

R703.8 Flashing. Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish and shall be installed to prevent water from reentering the exterior wall envelope. Approved corrosion-resistant flashings shall be installed at all of the following locations:

1. At top of all exterior window and door openings in such a manner as to be leakproof, except that self-flashing windows having a continuous lap of not less than 1 1/8 inches (28 mm) over the sheathing material around the perimeter of the opening, including corners, do not require additional flashing; jamb flashing may also be omitted when specifically approved by the building official.
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 structural wood elements.
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.

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Ron Thompson, Building Official  
Date: April 17, 2006  
(Ref. 01-03)