

Flash-Vent Frequently Asked Questions

Q: How much water will the Flash-Vent product exhaust from the wall?

A: Flash-Vent will exhaust 2.5 gallons of water per 10' wall section per hour. The water will exhaust from the entire length of the wall, which is an advantage over using just open head joints or weep vents alone.

Q: Will the non-woven drainage material mildew?

A: No! Flash-Vent drains the water out of the cavity wall, so you will not have standing water like you do in most cavity wall systems. Also, the drainage material has passed ASTM D3273 and ASTM G-21.

Q: Will the drainage material still function when compressed under 30 feet of brick?

A: Yes! Thirty feet of brick wall represents 26 psi of loading on the drainage surface and this is not enough to generate any measurable differences in drainage rates. The product has been tested at 200 psi and there was no restriction of drainage.

Q: What is the life expectancy of the non-woven surface?

A: These extruded polyester fibers are totally inert and have indefinite life expectancies, especially in enclosed environments like cavity walls.

Q: Will this system allow the wall to breathe as well as to vent?

A: Yes! The non-woven acts as a drainage plane to carry the moisture out and as a filter to allow air in. A conventional flashing system will have four square inches of open head joint for every ten feet of wall. The Flash-Vent system will have two square inches of open area per ten feet in addition to the four square inches from the open head joints totaling 6" of open area for air flow. This compares to one half square inch for a system using cotton cordage. York recommends the use of open head joints in conjunction with the Flash-Vent to promote air flow in the cavity wall.

Q: How high up the backer wall should I carry the flashing?

A: All flashing membranes should be carried high enough up the backer wall to remain above the anticipated level of the highest mortar droppings. For systems using a mortar deflection device (MDD) it is recommended to run the flashing a minimum of 6" above the 10" high MDD. In the case of Flash-Vent, since there is no MDD the mortar droppings begin at the base of the cavity rather than at the top of the MDD. Thus, the flashing should follow BIA's recommendation or rising up the backer wall 8" versus the 16" required with a MDD.

Q: Is the Flash-Vent compatible with all other building envelope materials?

A: Flash-Vent is a drainage material applied to its top surface of one of the following flashings: Multi-Flash 500 copper fabric, Multi-Flash SS stainless steel, or York304 self-adhering stainless steel flashing. Since the drainage fabric is always facing outwards, the Flash-Vent products have the same compatibilities as their base flashings and Flash-Vent is compatible with all known air barriers and construction sealants. Flash-Vent has been tested with most of the air barrier components and York has letters of compatibility on file for your use.

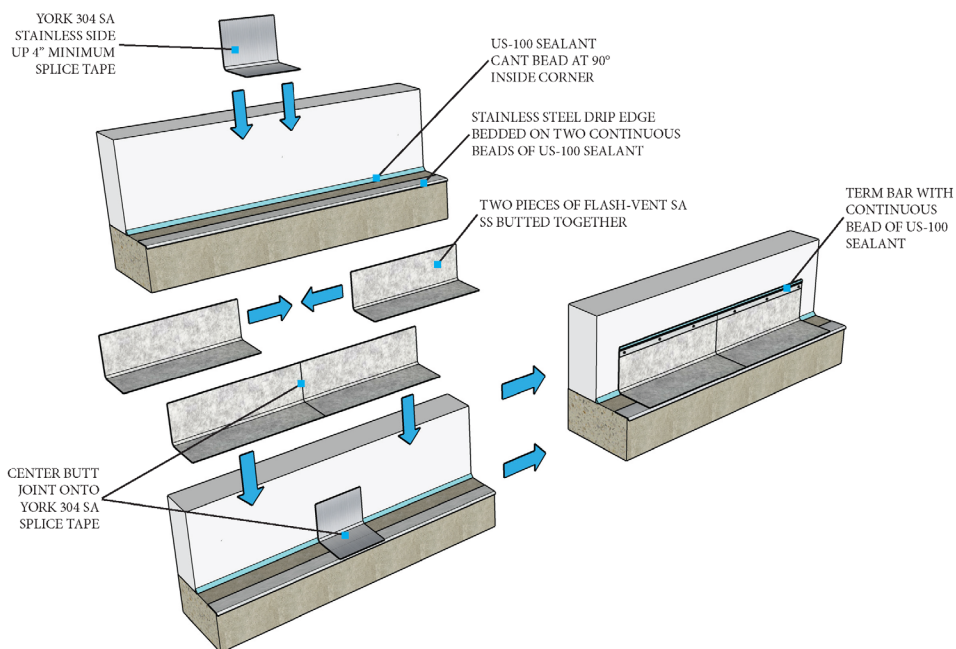
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Q: Will the Flash-Vent freeze full of water and will this cause any issues?

A: No, Flash-Vent is an active drainage material that evacuates water from the wall and does not saturate the fabric (it is like a performance T-shirt that wicks water away and not like a cotton T-shirt that absorbs water), so it will not be completely saturated. If the worst case were to present itself and the drainage surface were totally saturated with water and then froze very suddenly it would expand by 8%. This would cause a deflection of the wall of a maximum of 0.0025" (half the thickness of a dollar bill), since the drainage plane is 0.03125" thick. This represents 0.7% of the thickness of a 0.375" thick mortar joint. Given that the flashing is under the mortar joint and not in the mortar joint means that this deflection will occur as lift and not fracture. When the drainage plane thaws, the wall will return to its original position, .0025" away (this is a smaller amount of movement than the steel shelf angles have and that movement causes no issues).

Q: How do I make a lap joint with Flash-Vent?

A: Overlapping is not an acceptable practice with drainage plane flashing, so the flashing is butted together and sealed to a splice flashing piece at the splice joint. York recommends using the York304 self-adhering stainless steel flashing as the splice material.



SPLICE/LAP JOINT DETAIL FLASH-VENT SA STAINLESS STEEL