

UNIFORMITY OF INSPECTIONS COMMITTEE
Association of Minnesota Building Officials

June 14, 2018

MINUTES

- 1. A. Two issues that have come up locally this spring, are flashing around window and door openings during re-siding projects and the sealing of vinyl siding accessories around door and window openings when re-siding.**

When an inspector has a question about the installation, it is the permit applicant's responsibility to provide the Manufacturer's Installation Instructions for the product being used. Another resource is the Vinyl Siding Institute's 2017 Vinyl Siding Installation Manual <https://www.vinylsiding.org/installation/installation-manual/>

- B. Secondly, multiple contractors are failing to initially provide drip cap flashing at doors and windows when re-siding. The code requires flashing at the sides and top of openings that can either be metal or a listed self-adhered membrane that complies with AAMA 711 (R703.8). What are other seeing and how is it being addressed in the field when no packaging or labeling is available for verification?**

The Manufacturer's Installation Instructions must be provided to the inspector. Certain products allow the use of J-Channel or approved tape in place of a drip cap.

- 2. Some vinyl siding manufacturers specifically state not to use sealant between vinyl siding accessories and windows while other manufacturers are silent on the subject. Some contractors seal all the way around the openings while we've have some who caulk the bottom, sides, and approximately 1" on the top in from the corners. This partial caulking seems worse than no caulking as it creates a water trap.**

- A. What are other jurisdictions seeing and how is it being addressed in the field?**

Manufacturer's Installation Instructions should be consulted. Caulk cannot replace permanent flashing, as caulk is material used for routine maintenance. The Vinyl Siding Institute says caulking around windows is not required. Flashing and water resistive barrier address drainage issues.

- 3. If someone is re-siding can they simply just go over the existing house wrap, or do they need to remove the existing and replace it with new? Second, at what point when re-roofing are we no longer going to let them put ice and water over the existing. One, two, three layers? At what point have we added more than the roof rafters/trusses can handle?**

Some house wrap Manufacturer's Installation Instructions allow for a second layer of house wrap to be added over the original.

For ice and water, it is the contractor's responsibility to determine the condition of the sheathing underneath and whether it needs to be replaced. The contractor also needs to verify the number of layers of ice and water on the roof. Some manufacturers allow two additional layers of ice and water. Removing ice and water can possibly cause damage to the sheathing underneath.

- 4. Deck ledger attachment, R507.2 and manufacturer's specifications on spacing requirements for the lag bolts. How are other inspectors enforcing the spacing requirements? The common problem is a home will have floor trusses at 19.2 or 24" on center and the basement will be finished and the spacing requirements might require 10"-12" spacing of the bolts. Can a contractor double or triple up the lags to increase the spacing? Where is the needed documentation allowing for increasing the spacing?**

The Code has clearly omitted references to floor trusses in this case, leaving it to the Authority Having Jurisdiction or an Engineered design. Alternatives to lag bolts are covered by the Manufacturer's Installation Instructions. Not all floor trusses were designed to support a ledger screwed into them with lags or other materials, so be aware of that on inspections.

A good resource is the Prescriptive Residential Wood Deck Construction Guide
<http://www.awc.org/pdf/codes-standards/publications/dca/AWC-DCA62015-DeckGuide-1804.pdf>

Other discussion items:

- 5. Are portable toilets allowed to be used year after year at seasonal venues or should a separate, permanent restroom be required?**
Portable toilets are permitted.
- 6. Plans were submitted proposing an attached garage that was larger than permitted by the jurisdiction's zoning rules. Revised plans were submitted with walls added to create a new room within the garage labeled "Storage". The room did not have access to the house and was not part of the conditioned space. Is this acceptable? What criteria need to be met to differentiate between a garage area vs. storage area?**

Further discussion of this question may be informative, it will be discussed in more depth at the July meeting.

Next Meeting: July 12, 2018 at 9:00 am - Blaine