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WINDOW INSTALLATION SILL PAN FLASHING

Leaky windows can lead to premature degradation of wood sheathing. Luckily, even when windows leak (and many do), window flashing techniques can direct that moisture away from and out of the wall system. For this green home, a proprietary window flashing system was used and, when tied into the exterior moisture management system, will keep the area under windows dry.

The system is installed in the follow manner:



STEP 1: A corrugated sill pan wedge is folded to create a slope for water drainage and secured atop the window sill. **STEP 2:** The housewrap is cut in an inverted "martini" shape and temporarily moved out of the way.



STEP 3: Cross-woven polyethylene material is placed across the window opening, sliced vertically along the sides of the rough opening, and secured to the sill.



STEP 4: Flexible adhesive tape is stretched to cover areas not covered with the polyethylene.



STEP 5: A proprietary sill pan flashing material is cut, folded, and secured in place atop the tape and polyethylene.



STEP 6: The window is nailed into place. The metal clips eliminate the need for wood shims and keep a small space between the window and the sill to prevent moisture trapping.



STEP 7: Tape is applied first across the bottom of the window flange, then along the vertical sides, and finally along the top edge. The flashing is taped to the polyethylene sheeting, but not to the housewrap below (which could prevent drainage).



STEP 8: The top flap of housewrap is replaced and taped (using the housewrap manufacturer's tape) at a 45 degree angle.