

TECHNICAL FACT SHEET

NCC Window Flashing



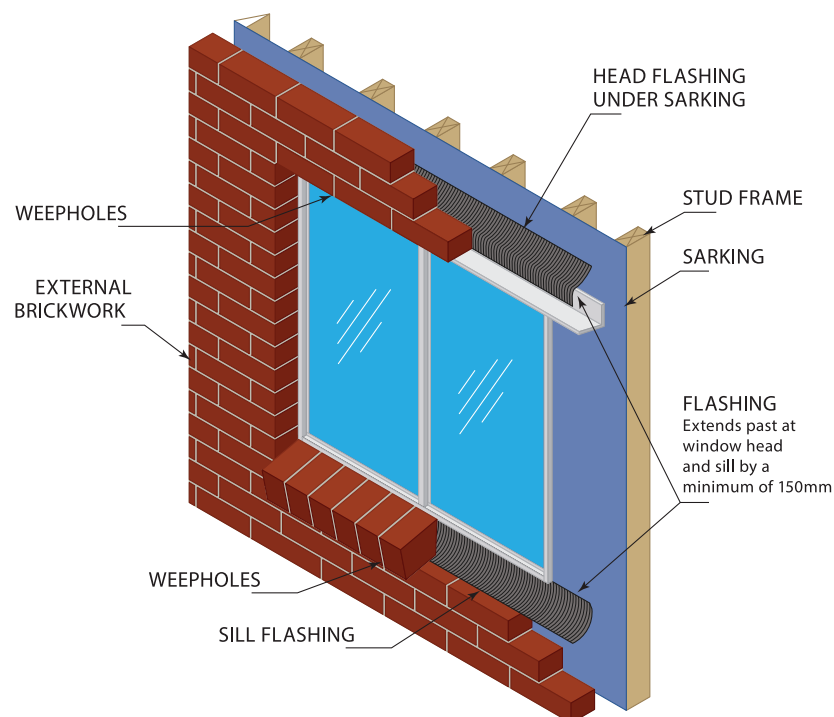
The National Construction Code (NCC) of 2019 was published on the 1st February 2019 and, subject to state and territory transitional arrangements, adopted on the 1st May 2019. These changes have been carried forward in the 2022 version of NCC as well.

One of the most notable additions to the NCC affecting the window and door industry is the new provisions for weatherproofing of openings, specifically flashings to windows and doors. The Housing Provisions Standard of NCC 2022 provide guidance for masonry veneer, and light-weight (clad) construction.

Masonry Veneer

The requirements for masonry veneer construction detailed in HP 5.7.4 stipulate flashings must be fitted to the top and bottom (head and sill) of an opening and;

- installed so that the flashing extends a minimum of 150 mm on each side of the opening,
- located no more than one course below the sill brick course; and 300 mm above the opening,
- turned up in the cavity not less than 150 mm above the opening,
- embedded at least 30 mm into the masonry veneer, and
- attached to the window or wall framing.



OPTIONAL
LOCATION FOR
FLASHING AT
HEAD DRAINED
THROUGH
HEADER COURSE

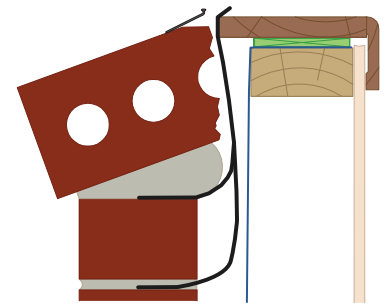
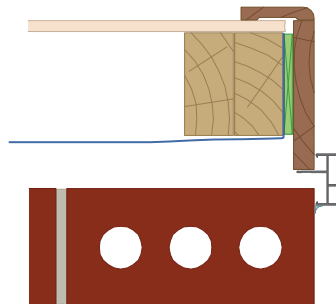
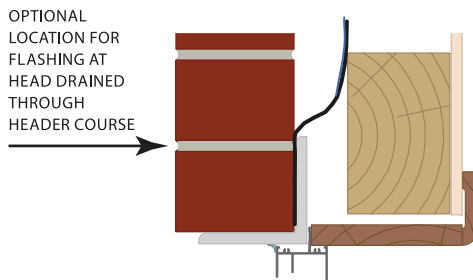


Image 1: Masonry Veneer Flashing detail

Timber and Composite Wall Cladding

HP 7.5.6 requires that flashing must be provided to the tops, sides and bottoms (head, jamb and sill) of an opening and;

- extend at least 110 mm on each side of the opening,
- be attached to the window and wall framing, and
- drain to the outside face of the wall or cladding at the top and bottom of the opening, and
- be securely fixed at least 25 mm under the cladding and extend over the ends and edges of the framing of the opening.

Joins in the flashing must

- overlap by not less than 75 mm in the direction of flow,
- be securely fastened at intervals of not more than 40 mm,
- have sealant installed between laps.

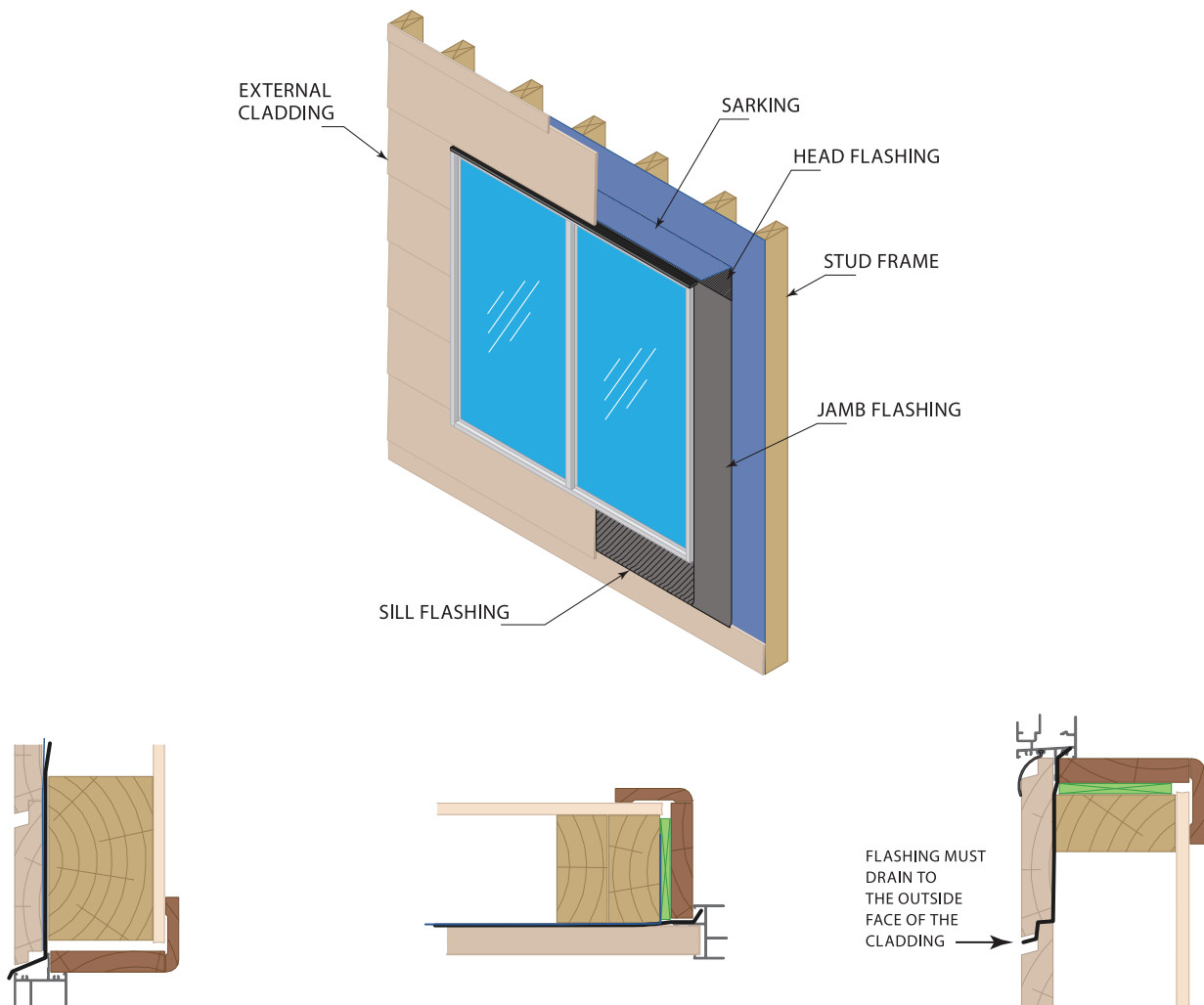


Image 2: Clad Wall Flashing Detail

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In both construction types, head flashing may be omitted where the top of the opening is protected by an eave or roof that extends more than 3 times the distance from the top of the opening to the underside of the eave, or where W is no less than 3 x H in the below image.

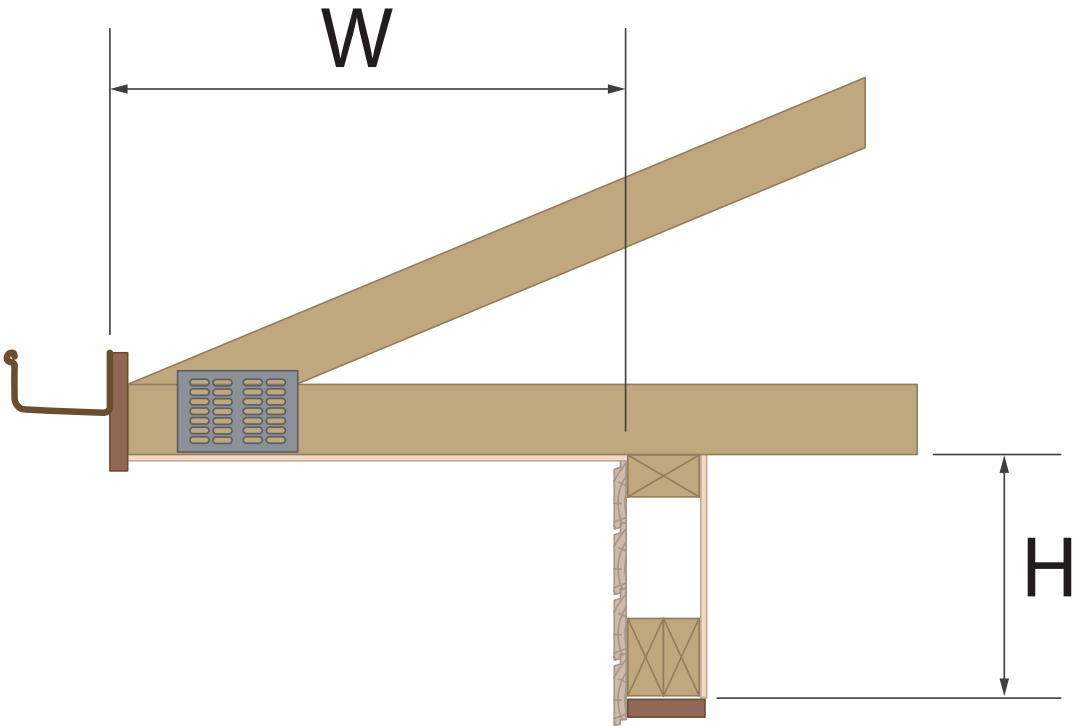


Image 3: Headflashing may be omitted when 'W' is more than 3 x 'H'