

Flash-Vent™



FREQUENTLY ASKED QUESTIONS

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

Flash-Vent will exhaust one liter of water per lineal foot 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.

Will the non-woven drainage material mildew?

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.

Will the drainage material still operate when compressed under 30 feet of brick?

Yes! Thirty feet of brick wall only 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.

What is the life expectancy of the non-woven surface? These extruded polyester fibers are totally inert and have indefinite life expectancies, especially in enclosed environments like cavity walls. These fibers are similar to the polyester fibers that are used in the carpet industry that will take an estimated 1,000 years to decompose in landfills.

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

How high up the backer wall should I carry the flashing? 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.

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Is the Flash-Vent compatible with all other building envelope materials? Flash-Vent is York's Multi-Flash 500 with a drainage material applied to its top surface. Being sure to always show the copper side of the product to all material transitions will afford the same universal product compatibility that Multi-Flash enjoys. Flash-Vent has been tested with most of the air barrier components and York has letters of compatibility on file for your use. Flash-Vent is compatible with all known air barriers and construction sealants.

Are there freeze thaw issues with Flash-Vent?

No. Flash-Vent is an active drainage flashing that quickly transports the water out of the wall. During times that the weather is below freezing it will act no differently than other metal through-wall flashings.

Do I use a lap joint? Flashing must be butted together over a splice piece of 12" Multi-Flash 500 or double sided butyl tape and sealed with UniverSeal. (Overlapping is not an acceptable practice with drainage plane flashing.)