

# ICC-ES Evaluation Report

**ESR-1984**

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**DIVISION: 07—THERMAL AND MOISTURE PROTECTION**  
**Section: 07280—Water-resistive Barriers****REPORT HOLDER:****TAMKO BUILDING PRODUCTS, INC.**  
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[www.tamko.com](http://www.tamko.com)**EVALUATION SUBJECT:****TW FLASH-N-WRAP™ 25 REFLECTIVE SHEET  
MEMBRANE AND TW FLASH-N-WRAP™ 40  
REFLECTIVE SHEET MEMBRANE****1.0 EVALUATION SCOPE****Compliance with the following codes:**

- 2006 *International Building Code*® (IBC)
- 2006 *International Residential Code*® (IRC)
- 1997 *Uniform Building Code*™ (UBC)

**Properties evaluated:**

Water resistance

**2.0 USES**

TW FLASH-N-WRAP™ 25 and TW FLASH-N-WRAP™ 40 are self-adhering membranes used as a water-resistive barrier on exterior walls of buildings of Type V-B construction (IBC), Type V-N construction (UBC) and construction permitted under the IRC. The term “water-resistive barrier” in this report includes water-resistive barriers under IBC Section 1404.2 and weather-resistant sheathing paper under IRC Section R703.2. The products are also considered as equivalent to a Grade A weather-resistive barrier as described in UBC Standard 14-1 under Section 1402.1 of the UBC.

**3.0 DESCRIPTION****3.1 TW FLASH-N-WRAP™ 25:**

TW FLASH-N-WRAP™ 25 is a flexible, self-adhering, rubberized asphalt sheet membrane with a nominal thickness of 0.025 inch (0.64 mm) and an approximate weight of 13 pounds per 100 square feet (65 kg/m<sup>2</sup>). The membrane is available in factory precut widths of 4, 6, 9, 12 and 18 inches (102, 152, 229, 305 and 457 mm) by 100 feet long (30.5 m). The membrane is black with a reflective aluminum film on the exterior surface.

**3.2 TW FLASH-N-WRAP™ 40:**

TW FLASH-N-WRAP™ 40 is a flexible, self-adhering, rubberized asphalt sheet membrane with a nominal thickness of 0.040 inch (1.02 mm) and an approximate weight of 20 pounds per 100 square feet (98 kg/m<sup>2</sup>). The membrane is available in 36-inch-wide-by-75-foot-long (914 mm by 22.9 m) rolls. The membrane is also available in factory precut widths of 4, 6, 9, 12 and 18 inches (102, 152, 229, 305 and 457 mm). The membrane is black with a reflective aluminum film on the exterior surface.

**4.0 INSTALLATION**

TW FLASH-N-WRAP™ 25 and TW FLASH-N-WRAP™ 40 shall be installed after wall framing is completed. The exterior wall surface shall be dry and free of dirt, dust or other foreign matter that would inhibit adhesion. When application is to concrete substrates, the concrete shall be allowed to cure for a minimum of seven days prior to application. The membranes shall be installed when the ambient air and surface temperature is 40°F (4.4°C) or higher.

The membrane shall be unrolled and cut to the desired length. Approximately 12 inches (305 mm) of the release film shall be removed from the back side of the membrane and the membrane shall be centered over the area to be covered. The membrane shall be firmly pressed or rolled against the substrate. The remainder of the release film shall be removed while the membrane is smoothed into place over the remainder of the area to be covered. Installation shall begin from the lowest point and proceed with higher sections overlapping the lower section. The membrane shall be overlapped a minimum of 2 inches (51 mm) at vertical seams and 4 inches (102 mm) at horizontal seams. All seams and terminations shall be sealed in accordance with the manufacturer's published installation instructions.

At rough openings for doors and windows, the membranes shall be installed in accordance with the manufacturer's published installation instructions. The doors and windows shall be installed in accordance with the respective manufacturer's installation instructions and flashed in accordance with the requirements of the applicable code.

The membranes have a permeance rating of 1 perm or less. Therefore, in areas adopting the IBC, the wall construction shall be in accordance with the requirements of Section 502.1.1 or Section 802.1.2 of the 2003 *International Energy Conservation Code*®, as applicable. The membranes are limited to installation on the exterior

surface of the exterior wall where either exception 1, 2, or 3 of Section 502.1.1 or Section 802.1.2 is satisfied.

The manufacturer's published installation instructions and this report shall be strictly adhered to. If requested by the code official, a copy of this report shall be available at the jobsite during installation. In the event of a conflict between this report and the manufacturer's published installation instructions, this report shall govern.

#### 5.0 CONDITIONS OF USE

The TW FLASH-N-WRAP™ 25 and TW FLASH-N-WRAP™ 40 membranes described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The membranes shall be limited to use on buildings of Type V-B construction (IBC), Type V-N construction (UBC) and construction permitted by the IRC.

- 5.2 In areas adopting the IBC, the membranes shall be limited to use as a water-resistive barrier where exception 1, 2 or 3 of Section 502.1.1 or Section 802.1.2 of the 2003 *International Energy Conservation Code*®, as applicable, is satisfied.

- 5.3 In areas adopting the IBC or UBC, the membranes shall not be installed where Grade D building paper is required.

#### 6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Water-resistive Barriers (AC38), dated February 2008.

#### 7.0 IDENTIFICATION

The water-resistive barriers described in this report shall be identified by a label, on the container of each roll of membrane, bearing the company name (TAMKO Building Products, Inc.) and address, the product name and the evaluation report number (ESR-1984).