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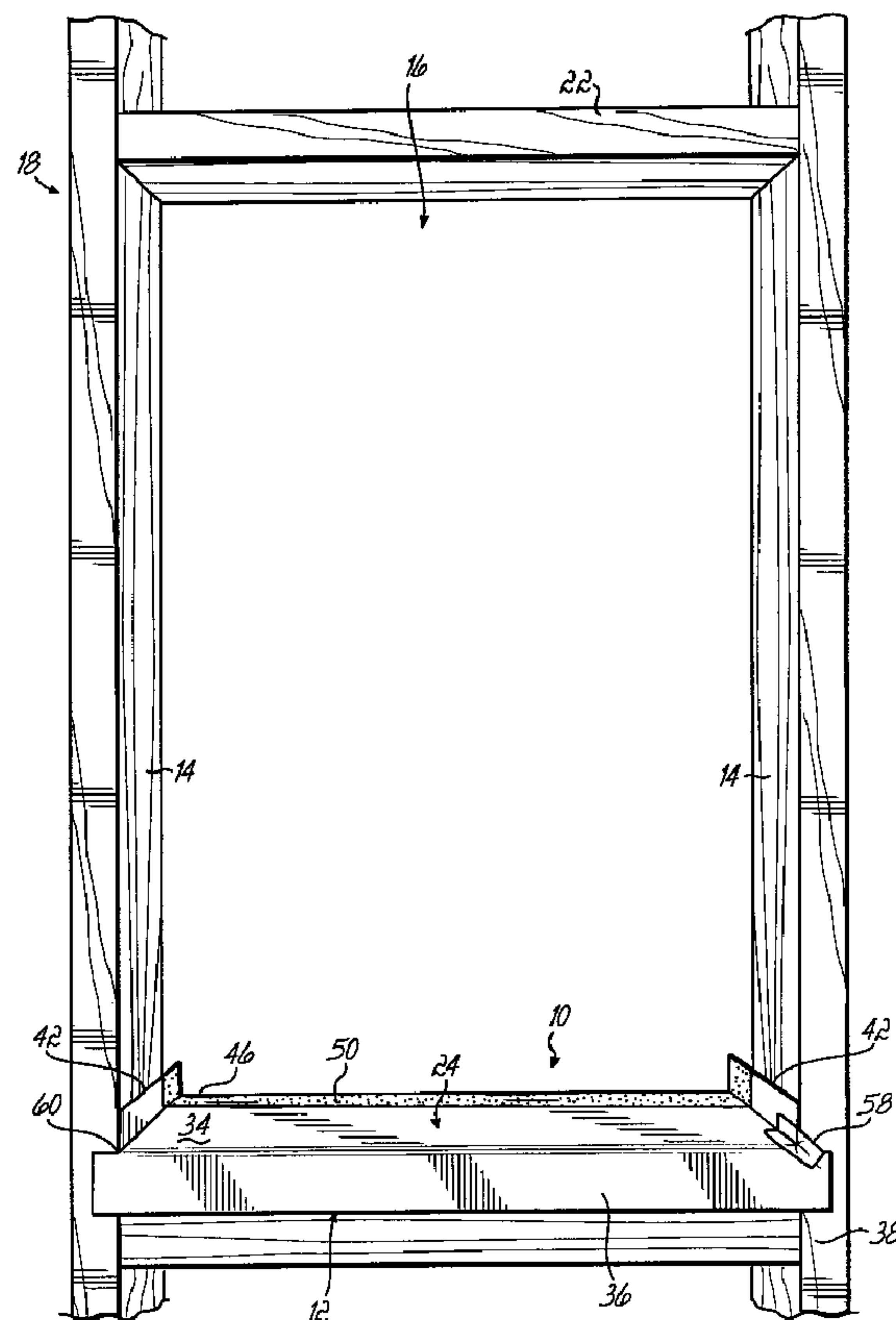
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(54) Titre : PLATEAU-SOLIN POUR APPUI DE PORTES ET FENETRES

(54) Title: SILL PAN FLASHING FOR DOORS AND WINDOWS



(57) **Abrégé/Abstract:**

A flashing system and associated method controls water and air intrusion around the sills of windows, doors, louvers and other wall penetrations. More specifically, a sheet material is creased and folded to form a sill flashing component to control water and air

(57) **Abrégé(suite)/Abstract(continued):**

intrusion. Prior to this invention, a separate pre-molded termination accessory was required to effectively seal corner areas around window and door rough openings. The invention provides for sill flashing and supplemental sealing at selected joint locations prior to installation of a closure member in the opening to prevent water and air intrusion around windows, doors and other building openings.

SILL PAN AND THRESHOLD FLASHING FOR DOORS AND WINDOWS

Abstract of the Disclosure

A flashing system and associated method controls water and air intrusion around the sills of windows, doors, louvers and other wall penetrations. More specifically, a sheet material is creased and folded to form a sill flashing component to control water and air intrusion. Prior to this invention, a separate pre-molded termination accessory was required to effectively seal corner areas around window and door rough openings. The invention provides for sill flashing and supplemental sealing at selected joint locations prior to installation of a closure member in the opening to prevent water and air intrusion around windows, doors and other building openings.

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SILL PAN FLASHING FOR DOORS AND WINDOWS**Background of the Invention**

5 This invention relates in general to prohibiting weather-related moisture from entering a building and, in particular, to a sill pan and threshold flashing unit for window and door openings in a building.

 In recent years, many attempts have been made to find a solution to the ever present problem of unwanted water and air intrusion into buildings.

10 Historically, flashing is the term used to identify the means or components utilized to prevent water intrusion. In this invention, the flashing can be used to control water intrusion and/or air intrusion. Controlling water and air intrusion is a very serious concern which may result in exterior and interior damage if not prevented or corrected in a timely manner. Recent studies have

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shown that the extent of such damage, on an annual basis, has run into millions of dollars. In addition, heat losses through air leakage around window, door and louver openings have taken on new significance due to today's high energy costs. It has become imperative that a more serious approach be taken to control
5 water and air intrusion to reduce heating costs.

In the past, one method for dealing with the potential for water intrusion at a door or window frame opening in an exterior building wall was to provide a pre-formed sill pan to collect and control the water. This objective was accomplished with preformed plastic or metal pieces mounted along the sill
10 of the opening in the wall construction, to protect the underlying material from damage. However, such sill pans have proven to be too expensive for all building applications. The high cost of manufacture and wide variety of sizes required for a vast array of door and window opening sizes has limited the desirability of this type of device for more widespread application.

15 Alternatively, a surface sealed approach has been used. Putty-like components are used to caulk around openings between the window and door frames in an attempt to seal the gaps and prevent inward seepage of water and air into the building. However, after a period of time, the putty-like compounds had a tendency to dry up, shrink and produce gaps or openings. This provides a
20 passageway for water and air to penetrate the building enclosure ultimately resulting in deterioration beneath the window and door frames at the sheathing or structural components adjacent thereto.

Tar is another option that has been used. The application of a wad of tar at strategic locations surrounding the window or door opening may be
25 economical, but it is seldom effective over the long term. Moreover, it is very messy and difficult to efficiently apply.

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In an effort to overcome the inadequacies inherent with caulking and tar, advances in the chemical field have produced new sealant materials which are better equipped to withstand the sun, temperature variations and exposure to the elements for a longer period of time. Nevertheless, these
5 improved sealants eventually break down or are not initially installed properly resulting in water and air intrusion. Something more than caulking, tar and sealants is desirable and new flashing materials and techniques are needed to provide long-term and economical protection against water and air intrusion.

Known prior art attempts to provide flashing devices for the sills
10 of window and door openings are disclosed in U.S. Patent Nos. 993,861; 1,677,130; 4,555,882; 5,899,026; 6,401,401; and 6,401,402.

All known approaches suffer from significant problems, including limited long-term effectiveness, inability to economically accommodate a variety of opening sizes, substantial expense, limited operating temperature ranges,
15 labor intensive construction and installation procedures, and unreliable moisture penetration prevention.

In view of the above described conditions and consequences of prior art solutions, a need exists for a weatherproofing solution for window and door opening sills or thresholds that is not subject to these shortcomings and
20 installation errors and lasts the life of the building structure.

Summary of the Invention

These and other problems in the prior art have been overcome by this invention which in one embodiment includes a number of flexible membrane flashing components utilized in combination as a uniquely formed

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termination accessory for providing sill or threshold and end dam corner protection at the sill or threshold areas of a roughed-in window door or other opening. The flashing of this invention seals the sill or threshold of the opening with or without the use of pre-formed or molded termination accessory units in
5 the lower left and right corners of the opening.

As a result of unique components and their associated installation and folding sequence, a sill or threshold flashing is created to form the required closure at the corner areas thus eliminating the need for a termination accessory unit of the type previously utilized. The uniquely folded and assembled flashing
10 components of this invention are creased and folded and formable in a variety of sizes which can then be cut in-situ by the installer to the required dimensions of a particular job. It has been found that a typical window sill rough opening can be completely flashed by utilizing a single section of the flashing membrane by installing it in a particular sequence with associated components to form a pair
15 of folded end dams.

In one embodiment of this invention, the flashing system for preventing intrusion of water and air through the sill or threshold areas of an opening in a wall for a window, a door, and other through wall penetrations includes a sill pan membrane having a top face and a bottom face. A first
20 portion of the sill pan membrane is adapted to be positioned on the sill or threshold and an adjacent portion of a jamb of the wall opening. A second portion of the sill pan membrane is adapted to extend rearwardly from the sill or threshold and jambs of the wall opening. The second portion is adapted to be formed into a sill rear dam adjacent the sill or threshold and jambs of the wall
25 opening. The sill pan membrane includes a first adhesive layer on the bottom face of the first portion of the sill pan membrane and a second adhesive layer on

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the top face of the second portion. The adhesive layers each may include a pressure sensitive self adhesive applied generally uniformly and continuously over the respective faces of the associated portions of the sill pan membrane.

The flashing system also includes in one embodiment a pair of sill
5 end dams formed by folds in the sill pan membrane. Each sill end dam is adapted to be juxtaposed to a juncture of the sill or threshold and one jamb of the wall opening. A pair of juncture sealing strips are each adapted to be applied at one of the junctures of the sill and one of the jambs and over the sill pan membrane when installed in the wall opening. A front downwardly
10 depending flange formed in the sill pan membrane is adapted to be juxtaposed to the wall opening subjacent to the sill and jambs thereof. A pair of gusset folds in the sill pan membrane are each adapted to be positioned proximate a juncture between the sill and one jamb of the wall opening. Further, a pair of termination membranes are each adapted to at least partially overlap one
15 another and be applied adjacent the juncture of the sill or threshold and one of the jambs over the sill pan membrane when installed in the wall opening. One of the termination membranes is adapted to be applied on the sill or threshold of the wall opening and extend forwardly and outwardly therefrom toward the adjacent jamb and the other termination membrane is adapted to be applied on
20 the jamb of the wall opening and extend forwardly and downwardly therefrom.

According to one aspect of the present invention there is provided a flashing system for preventing intrusion of water and air through a sill area of an opening in a wall, the flashing system comprising a sill pan membrane having a top face and a bottom face; a first portion of the sill pan

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membrane adapted to be positioned on the sill and an adjacent portion of a jamb of the wall opening; a second portion of the sill pan membrane adapted to extend rearwardly from the sill and jambs of the wall opening, the second portion being adapted to be formed into a sill rear dam adjacent the sill and jambs of the wall opening; a first adhesive layer on the bottom face of the first portion of the sill pan membrane; and a second adhesive layer on the top face of the second portion of the sill pan membrane; wherein the adhesive layers each further comprise a pressure sensitive self adhesive applied generally uniformly and continuously over the respective faces of the associated portions of the sill pan membrane.

According to a further aspect of the present invention there is provided a flashing system for preventing intrusion of water and air through sill area of an opening in a wall, the flashing system comprising a flexible sill pan membrane having a top face and a bottom face; a first portion of the sill pan membrane adapted to be positioned on the sill and an adjacent portion of a jamb of the wall opening; a second portion of the sill pan membrane adapted to extend rearwardly from the sill and jambs of the wall opening, the second portion being adapted to be formed into a sill rear dam adjacent the sill and jambs of the wall opening; a first adhesive layer on the bottom face of the first portion of the sill pan membrane; a second adhesive layer on the top face of the second portion of the sill pan membrane; wherein the adhesive layers each further comprise a pressure sensitive self adhesive applied generally uniformly and continuously over the respective faces of the associated portions of the sill pan membrane; a pair of sill end dams formed by folds in the sill pan membrane, each sill end dam being adapted to be juxtaposed to a juncture of the sill and one jamb of the wall opening; a pair of juncture sealing strips each adapted to be applied at one of the junctures of the sill and one of the jambs

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and over the sill pan membrane when installed in the wall opening; a front downwardly depending flange formed in the sill pan membrane and adapted to be juxtaposed to the wall opening subjacent to the sill and jambs; a pair of gusset folds in the second portion of the sill pan membrane, each gusset fold
5 being adapted to be positioned proximate a juncture between the sill and one jamb of the wall opening; and a pair of termination membranes each adapted to at least partially overlap one another and be applied adjacent the juncture of the sill and one of the jambs over the sill pan membrane when installed in the wall opening, one of the termination membranes being adapted to be
10 applied on the sill of the wall opening and extend forwardly and outwardly therefrom toward the adjacent jamb and the other termination membrane adapted to be applied on the jamb of the wall opening and extend forwardly and downwardly therefrom.

According to another aspect of the present invention there is
15 provided a method of flashing a sill of an opening in a wall comprising the steps of applying a first portion of a flexible sill pan membrane on the sill of the opening and portions of the jambs adjacent to the sill; folding a second portion of the flexible sill pan membrane into a sill rear dam rearwardly from the sill and jamb portions of the wall opening; and adhesively securing the
20 first portion of the flexible sill pan membrane to the sill and jamb portions.

Brief Description of the Drawings

The objections and features of the invention will become more readily apparent from the following detailed description taken in conjunction
25 with the accompanying drawings in which:

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Fig. 1A is front elevational view of an exemplary rough opening in a wall with selected sill pan flashing components according to one embodiment of this invention installed therein;

Fig. 1B is a view similar to Fig. 1A with the flashing components
5 and a window installed in the opening in the wall;

Fig. 2 is a perspective view of a membrane sheet from which the sill pan flashing component of Fig. 1A can be formed according to this invention;

Fig. 2A is a perspective view from the rear of the membrane sheet
10 of Fig. 2 folded into the sill pan flashing component when installed in the rough opening in the wall;

Figs. 3-4 are perspective views of additional flashing components according to one embodiment of this invention to be installed at a juncture of the sill and a jamb of the rough opening; and

15 Figs. 5A-5D are sequential perspective views of components of the sill pan flashing kit according to one embodiment of this invention being installed in the rough opening.

Detailed Description of the Invention

20 Referring to Figs. 1A-1B, one embodiment of the components of a sill pan flashing kit 10 is shown installed along the sill 12 and adjacent lower portions of jamb members 14 in a rough opening 16 in a wall 18 intended to receive a window frame 20, door frame (not shown) or the like. The opening 16 also includes a header 22 spaced from the sill 12 and extending between the
25 spaced jamb members 14. While the flashing kit 10 is shown and described with respect to a window frame 20 and associated opening 16, it should be readily

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appreciated that the kit can be utilized for other wall openings, door thresholds and the like. As such, the term sill or variations thereof is used herein without limiting the invention to exclude door thresholds or any other application.

One component of an embodiment of the sill pan flashing kit 10 according to this invention is a flexible sill pan membrane 24 shown particularly in Figs. 1A and 2. In one embodiment, the flexible sill pan membrane 24 is a polyethylene cross-laminated sheet, although other materials may be readily utilized within the scope of this invention. The sill pan membrane 24 has a top face 26 and a bottom face 28. The sill pan membrane 24 is adapted to be installed along the sill 12 of the rough opening 16 and folded along fold lines 30 as shown in Fig. 2 to extend upwardly along the lower portion of each jamb 14 in the rough opening 16. The sill pan membrane 24 also has a fold line 32 extending substantially the entire width of a central sill region 34 of the membrane 24. The fold line 32 separates a sill region 34 of the membrane from a front downwardly depending flange 36 of the membrane 24 adapted to cover the front face 38 of the wall 18 underlying the sill 12 as shown in Figs. 1A and 1B. The sill pan membrane 24 is preferably cut or sliced along lines 40 and along the fold line 32 at the outward lateral ends thereof so that the jamb panel 42 of the sill pan membrane 24 can be applied to the jambs 14 of the rough opening 16 and the downwardly depending flange portion 36 can likewise be installed as shown in Figs. 1A and 1B.

Advantageously, the sill pan membrane 24 includes two distinct portions 44, 46. A first adhesive layer 48 is on the bottom face 28 of the first portion 44 of the sill pan membrane 24 as shown in Fig. 2. A second adhesive layer 50 is positioned on the top face 26 of the second portion 46 of the sill pan membrane 24. The second portion 46 containing the second adhesive layer 50

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is separated from the first portion 44 of the membrane 24 by a fold line 52 extending substantially the entire major dimension of the sill pan membrane 24. In one embodiment, the first and second adhesive layers 48, 50 may be rubberized asphalt adhesive or a pressure-sensitive adhesive (PSA) and covered
5 by a protective peel strip 48a, 50a until the sill pan membrane 24 is to be installed in the rough opening 16.

The sill pan membrane 24 also includes an angular fold line 54 in each outward lateral corner area 56 of the second portion 46 as shown in Fig. 2. The function of these angular fold lines 54 will be described later herein.

10 Additional components of the flashing kit 10 according to one embodiment of this invention include a pair of juncture sealing strips 58, each adapted to be applied at one of the junctures of the sill 12 and one of the jambs 14 of the rough opening 16. The juncture sealing strips 58 are intended primarily to block exposed corners 60 formed in the sill pan membrane 24 when
15 it is initially installed in the rough opening 16 as shown in Fig. 1A. The juncture sealing strips 58 preferably include an adhesive on one surface thereof for application of the juncture sealing strip 58 over top of the top face 26 of the sill pan membrane 24. The juncture sealing strips 58 cover the juncture between the associated jamb 14 and sill 12 of the rough opening 16 on top of the sill pan
20 membrane 24 and extend downwardly and outwardly therefrom to the front face 38 of the wall 18 adjacent the rough opening 16.

The flashing kit 10 according to one embodiment of this invention also includes a pair of termination membranes 62, 64 (Figs. 3 and 4) which are particularly adapted for installation at the left end of the sill 12 as shown in Figs.
25 1A and 1B. One of ordinary skill in the art will appreciate that complementary termination membranes, which are mirror images of those shown in Figs. 3 and

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4, are utilized at the right side end of the sill 12 according to this invention. The termination membranes 62, 64 are each adapted to at least partially overlap one another and be applied adjacent the juncture of the sill 12 and one of the jambs 14 over the sill pan membrane 24 and juncture sealing strips 58 when installed in the wall opening. The termination membrane 64 shown in Fig. 4 includes a generally rectangular portion 66 separated by a fold line 68 from a downwardly depending flange 70 having an angular edge 72. The rectangular portion 66 of the termination membrane 64 of Fig. 4 is intended to overlap the sill pan membrane 24 on the sill 12 of the rough opening 16 with edge 74 of the membrane 64 juxtaposed to the jamb 14. The downwardly depending flange 70 is intended to overlap a portion of the flange 36 of the sill pan membrane 24 and be folded downwardly along the fold line 68. The angular outwardly projecting edge 72 extends outwardly from the rough opening 16 as shown in Fig. 5B.

The other termination membrane 62 of Fig. 3 includes a pair of rectangular portions 76, 78 separated by a fold line 80. The termination membrane 62 is intended to be applied along the jamb 14 of the rough opening 16 adjacent to the sill 12. The downwardly projecting portion 78 of the termination membrane 62 extends below the sill 12 of the rough opening 16 and overlaps the angular projection 72 of the termination membrane 64. The termination membranes 62, 64 each include an adhesive layer 62a, 64a on a bottom face thereof for convenient and easy application and installation.

The installation of the components of the flashing kit 10 according to this invention is shown sequentially in Figs. 5A-5D. Prior to installing the flashing kit 10, any housewrap should be removed from the sill 12 and adjacent portions of the jambs 14. The surfaces of the sill 12 and jambs 14 should be

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smooth, dry and free from dirt, debris, ice and other foreign material. These surfaces of the sill 12 and jambs 14 should be primed.

The sill 12 of the rough opening 16 is covered by the sill region 34 and sill pan membrane 24 as shown in Figs. 1A and 5A with the second portion 46 extending rearwardly from the rough opening 16 and the downwardly depending flange 36 positioned along the face 38 of the wall 18 subjacent to the rough opening 16 as shown in Figs. 1A and 5A. Advantageously, the first adhesive layer 48 on the bottom face 28 of the first portion 44 of the sill pan membrane 24 securely mounts the sill pan membrane 24 to the sill 12 and lower jamb portions 14 once the peel strip 48a is removed. Then the membrane 24 is folded along the fold lines 30 and slit or cut along cut lines 40. The sill pan membrane 24 may be conveniently cut from a roll of membrane material to a length appropriate for the size of the sill 12 and rough opening 16 to be flashed. The first portion 44 should extend about three inches up each jamb 14 from the sill 12. One technique for installing the first portion 44 of the sill pan membrane 24 is to begin application on one of the jambs 14 and proceed downwardly toward the sill 12, across the sill 12 and then up the other jamb 14, removing the peel strip 48a as needed.

Next, the juncture sealing strips 58 are installed at the juncture between each jamb 14 and the sill 12 as shown in Figs. 1A and 5A to cover the exposed corners 60. Additional flashing protection is provided by the installation of the termination membranes 62, 64. The termination membrane 64 is installed as shown in Fig. 5B adhesively secured in place on top of portions of the sill pan membrane 24 and juncture sealing strip 58.

Next, the termination membrane 62 is installed along the lower portion of the jamb 14 adjacent the sill 12 to cover the exposed portion of the

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juncture sealing strip 58 and the jamb portions 42 of the sealing membrane 24. Likewise, the angular projecting portion 72 of the termination membrane 64 is also covered by the downwardly projecting portion 78 of the termination membrane 62. Once the sill membrane 24, juncture strips 58 and termination membranes 62, 64 are installed as shown and described in Figs. 5A-5C for both jamb portions 14 of the rough opening 16, the window frame 20, door frame or the like is installed in the rough opening 16 as shown in Fig. 1B.

A sill rear dam 82 is then formed in the second portion 46 of the sill pan membrane 24 as shown in Figs. 5D. After the peel strip 50a is removed, the second adhesive layer 50 is exposed on the second portion 46 of the sill pan membrane 24. The second portion 46 is then folded upwardly along the fold line 52 as shown by arrow A in Fig. 5D. Advantageously, the second adhesive layer 50 is on the top face 26 of the sill pan membrane 24. When the second portion 46 is folded upwardly, it is likewise folded along each of the angular fold lines 54 to form a gusset 84 extending outwardly from the rough opening 16 as shown by arrow B in Fig. 5D and attached to the frame 20. The confronting surfaces of the corner area 56 on the second portion 46 of the sill pan membrane 24 contain portions of the second adhesive layer 50 and are therefore readily sealed with each other to form the gusset and maintain the second portion 46 of the sill pan membrane 24 into the sill rear dam 82 adjacent the jambs 14 of the wall opening 16. The configuration of the sill pan membrane 24 when cut and folded is shown from a rear perspective view in Fig. 2A. Once folded into this configuration, fasteners such as staples, tacks, nails or the like 86 may be inserted through the rear of the sill rear dam 82 and into the wall 18 and/or window frame 20 installed in the rough opening 16.

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After the components of the flashing kit 10 are assembled and installed as described and shown herein, the window frame 20, door frame or the like may be inserted into the rough opening 16 as shown in Fig. 1B with the sill area thereof being sealed against air and water intrusion through the wall 18.

5 Advantageously, the materials of the flashing kit 10 according to one embodiment of this invention do not tear or deform when the frame 20 is being installed in the rough opening 16 nor do they mar or fowl the frame 20 as with prior art materials such as tar and the like. The sill rear dam 82 can be formed with the gussets 84 after the frame 20 is installed and then tacked to the frame
10 20 as shown in Fig. 2A.

Advantageously, the membrane 24 can be cut and sized to flash the sill 12 of an opening 16 of any size in the wall 18 on-site thereby providing an efficient and economical solution to inhibit water and moisture from entering the building structure through the opening 16.

15 The various components of the flashing kit 10 according to this invention may be made of any of a variety of known materials suitable for flashing a rough opening 16 in a wall 18. Presently preferred materials for the membrane are uncured rubber, cured rubber and cross-laminated polyethylene. Another material for the flashing member 24 according to this invention is
20 Flexwrap™ commercially available from Tyvek®. Generally, the Flexwrap™ product is a butyl compound containing melamine, cyanurate and aluminum hydroxide as fire retardants. The adhesive 32 may be a pressure sensitive adhesive (PSA) or butyl adhesive containing a non-halogen fire retardant additive and is covered with a release liner or peel strip as is well known. Other
25 materials which may be suitable for one or more of the components of the

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flashing kit 10 of this invention may be sheet metal, with or without adhesive for mounting to the opening 16 in the wall 18.

Preferably, the membrane 24 is available in roll form and can be cut to the approximate dimensions. The membrane 24 is provided with the peel
5 strips 48a, 50a and a pressure sensitive adhesive 48, 50 on opposite sides. Finger pressure is applied to insure good contact and removal of any air bubbles which may reside thereunder. Again, as with the silicone rubber adhesive sealant, this product readily bonds and adheres to the itself and the surface on which it is applied.

10 As can be seen from the foregoing drawings and their descriptions, there has been set forth several embodiments and options available to a builder to prevent water and air intrusion around windows and door openings. This system provides an economical, less time consuming, effective procedure for solving a very serious problem in the construction industry.

15 From the above disclosure of the general principles of this invention and the preceding detailed description of at least one preferred embodiment, those skilled in the art will readily comprehend the various modifications to which this invention is susceptible. Therefore, I desire to be limited only by the scope of the following claims and equivalents thereof.

20 I claim:

WHAT IS CLAIMED IS:

1. A flashing system for preventing intrusion of water and air through a sill area of an opening in a wall, the flashing system comprising:
 - a sill pan membrane having a top face and a bottom face;
 - a first portion of the sill pan membrane adapted to be positioned on the sill and an adjacent portion of a jamb of the wall opening;
 - a second portion of the sill pan membrane adapted to extend rearwardly from the sill and jambs of the wall opening, the second portion being adapted to be formed into a sill rear dam adjacent the sill and jambs of the wall opening;
 - a first adhesive layer on the bottom face of the first portion of the sill pan membrane; and
 - a second adhesive layer on the top face of the second portion of the sill pan membrane;wherein the adhesive layers each further comprise a pressure sensitive self adhesive applied generally uniformly and continuously over the respective faces of the associated portions of the sill pan membrane.
2. The flashing system of claim 1 further comprising:
 - a pair of sill end dams each formed by folds in the sill pan membrane, each sill end dam being adapted to be juxtaposed to a juncture of the sill and one jamb of the wall opening.
3. The flashing system of claim 1 further comprising:

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a front downwardly depending flange formed in the sill pan membrane and adapted to be juxtaposed to the wall opening subjacent to the sill and jambs.

4. The flashing system of claim 1 further comprising:

a pair of gusset folds in the sill pan membrane, each gusset fold being adapted to be positioned proximate a juncture between the sill and one jamb of the wall opening.

5. The flashing system of claim 1 wherein the top face of the first portion and the bottom face of the section portion of the sill pan membrane do not have any adhesive thereon.

6. The flashing system of claim 1 further comprising:

a pair of juncture sealing strips each adapted to be applied at one of the junctures of the sill and one of the jambs and over the sill pan membrane when installed in the wall opening.

7. The flashing system of claim 1 further comprising:

a pair of termination membranes each adapted to at least partially overlap one another and be applied adjacent the juncture of the sill and one of the jambs over the sill pan membrane when installed in the wall opening, one of the termination membranes being adapted to be applied on the sill of the wall opening and extend forwardly and outwardly therefrom toward the adjacent jamb and the other termination membrane adapted to be applied on

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the jamb of the wall opening and extend forwardly and downwardly therefrom.

8. A flashing system for preventing intrusion of water and air through sill area of an opening in a wall, the flashing system comprising:

a flexible sill pan membrane having a top face and a bottom face;

a first portion of the sill pan membrane adapted to be positioned on the sill and an adjacent portion of a jamb of the wall opening;

a second portion of the sill pan membrane adapted to extend rearwardly from the sill and jambs of the wall opening, the second portion being adapted to be formed into a sill rear dam adjacent the sill and jambs of the wall opening;

a first adhesive layer on the bottom face of the first portion of the sill pan membrane;

a second adhesive layer on the top face of the second portion of the sill pan membrane;

wherein the adhesive layers each further comprise a pressure sensitive self adhesive applied generally uniformly and continuously over the respective faces of the associated portions of the sill pan membrane;

a pair of sill end dams formed by folds in the sill pan membrane, each sill end dam being adapted to be juxtaposed to a juncture of the sill and one jamb of the wall opening;

a pair of juncture sealing strips each adapted to be applied at one of the junctures of the sill and one of the jambs and over the sill pan membrane when installed in the wall opening;

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a front downwardly depending flange formed in the sill pan membrane and adapted to be juxtaposed to the wall opening subjacent to the sill and jambs;

a pair of gusset folds in the second portion of the sill pan membrane, each gusset fold being adapted to be positioned proximate a juncture between the sill and one jamb of the wall opening; and

a pair of termination membranes each adapted to at least partially overlap one another and be applied adjacent the juncture of the sill and one of the jambs over the sill pan membrane when installed in the wall opening, one of the termination membranes being adapted to be applied on the sill of the wall opening and extend forwardly and outwardly therefrom toward the adjacent jamb and the other termination membrane adapted to be applied on the jamb of the wall opening and extend forwardly and downwardly therefrom.

9. The flashing system of claim 8 wherein the top face of the first portion and the bottom face of the section portion of the sill pan membrane do not have any adhesive thereon.

10. A method of flashing a sill of an opening in a wall comprising the steps of:

applying a first portion of a flexible sill pan membrane on the sill of the opening and portions of the jambs adjacent to the sill;

folding a second portion of the flexible sill pan membrane into a sill rear dam rearwardly from the sill and jamb portions of the wall opening; and

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adhesively securing the first portion of the flexible sill pan membrane to the sill and jamb portions.

11. The method of claim 10 wherein the sill rear dam is generally perpendicular to the sill and jamb portions of the wall opening.

12. The method of claim 11 further comprising:
forming pair of gusset folds in the second portion of the flexible sill pan membrane, each gusset fold being adjacent one of the jambs of the wall opening.

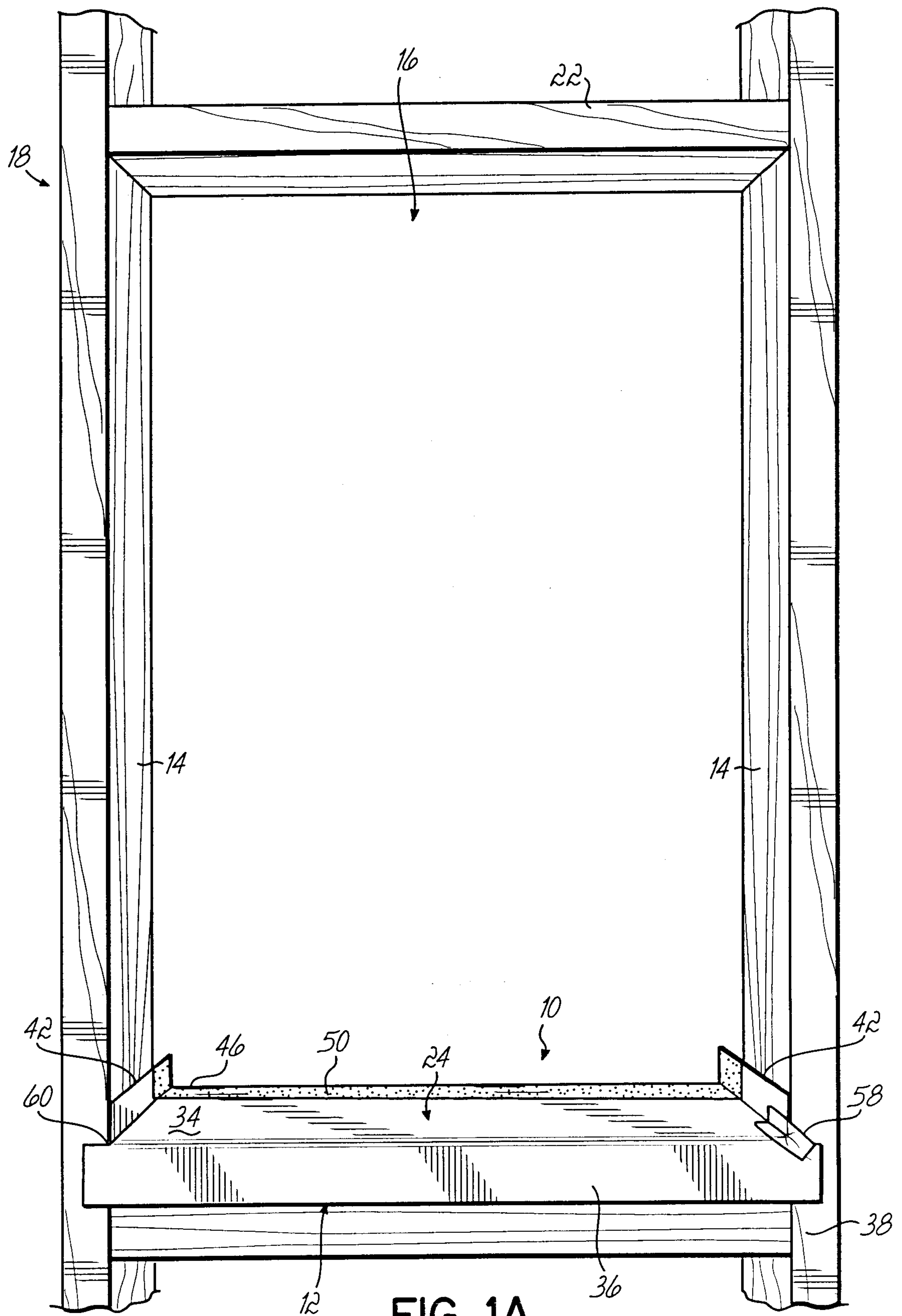
13. The method of claim 10 further comprising:
applying a juncture sealing strip over at least part of the first portion of the flexible sill pan membrane at a juncture of the sill and one jamb portion of the wall opening, the juncture sealing strip extending angularly downwardly from the juncture.

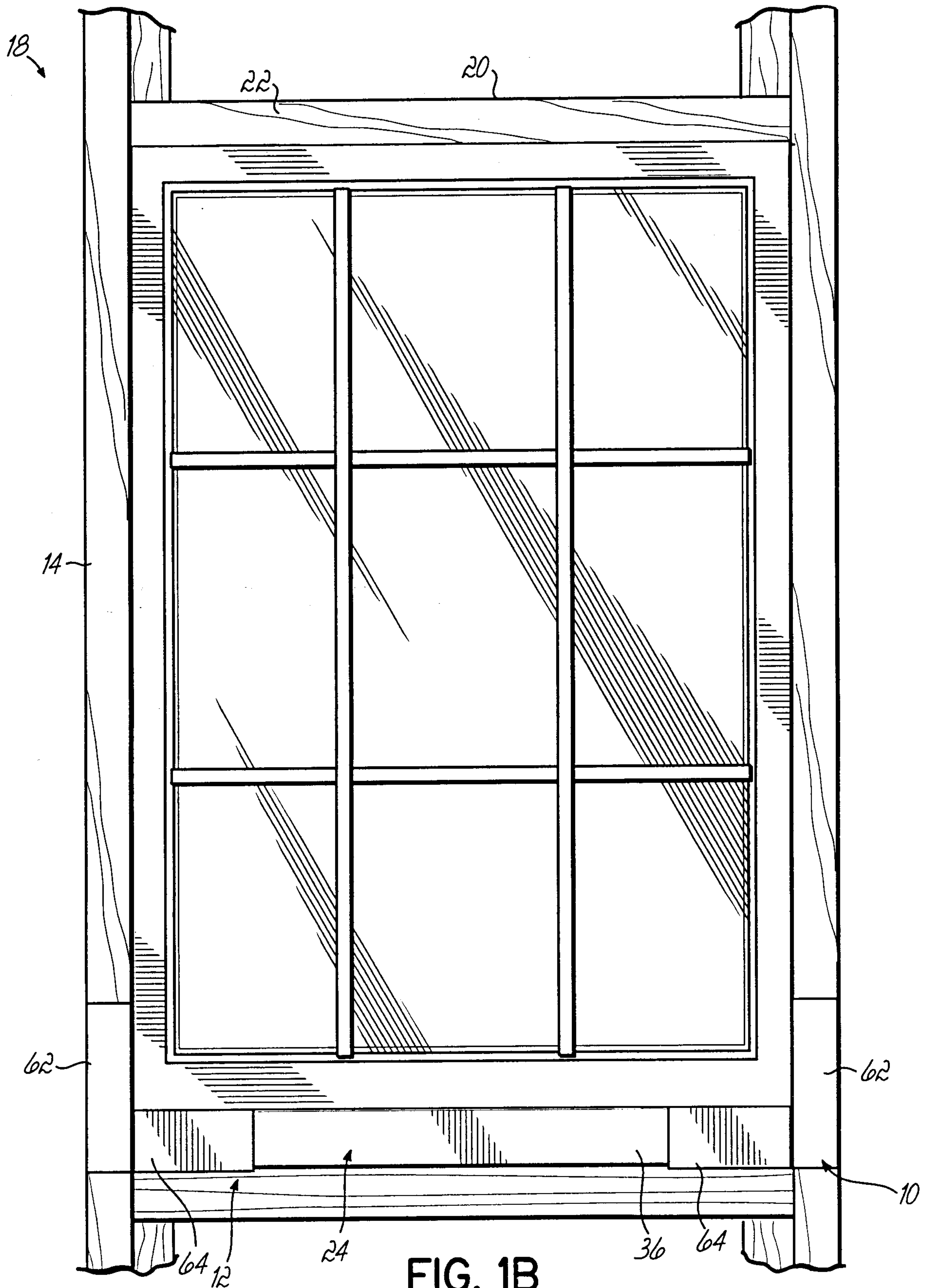
14. The method of claim 13 further comprising:
applying a first termination membrane over part of the first portion of the flexible sill pan membrane and a part of the juncture sealing strip, the first termination membrane extending angularly downwardly from the juncture.

15. The method of claim 14 further comprising:
applying a second termination membrane over one of the jamb portions and portions of the juncture sealing strip and the first termination membrane.

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16. The method of claim 10 further comprising:
inserting a frame into the wall opening atop the sill; and
tacking the sill rear dam to the frame.
17. The method of claim 10 further comprising:
peeling a first protective strip from a bottom face of the first portion of
the flexible sill pan membrane to expose a first adhesive layer adapted to
secure the first portion to the sill and jamb portions.
18. The method of claim 17 further comprising:
peeling a second protective strip from a top face of the second portion
of the flexible sill pan membrane to expose a second adhesive layer adapted to
secure the second portion into a configuration of the rear dam.





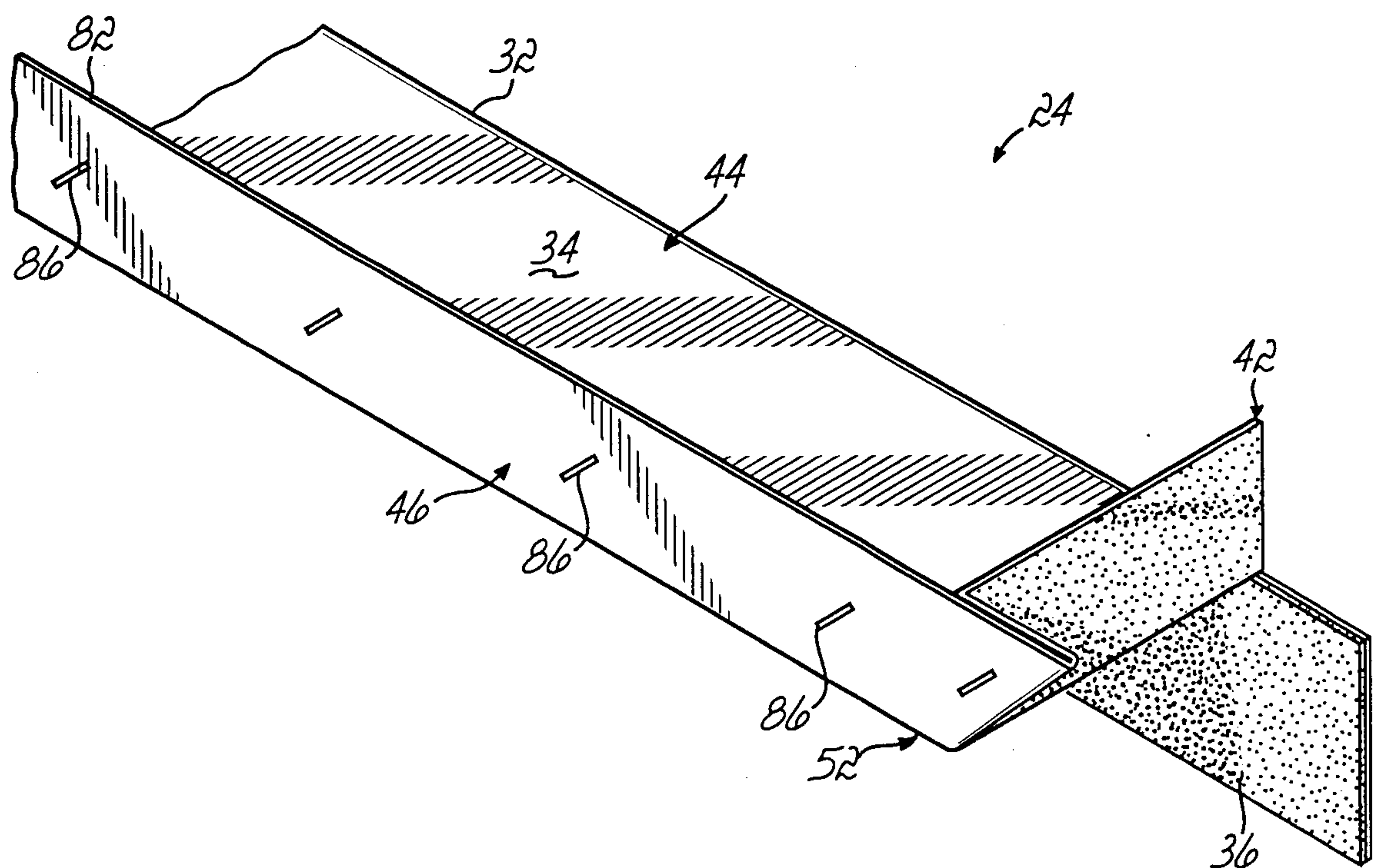
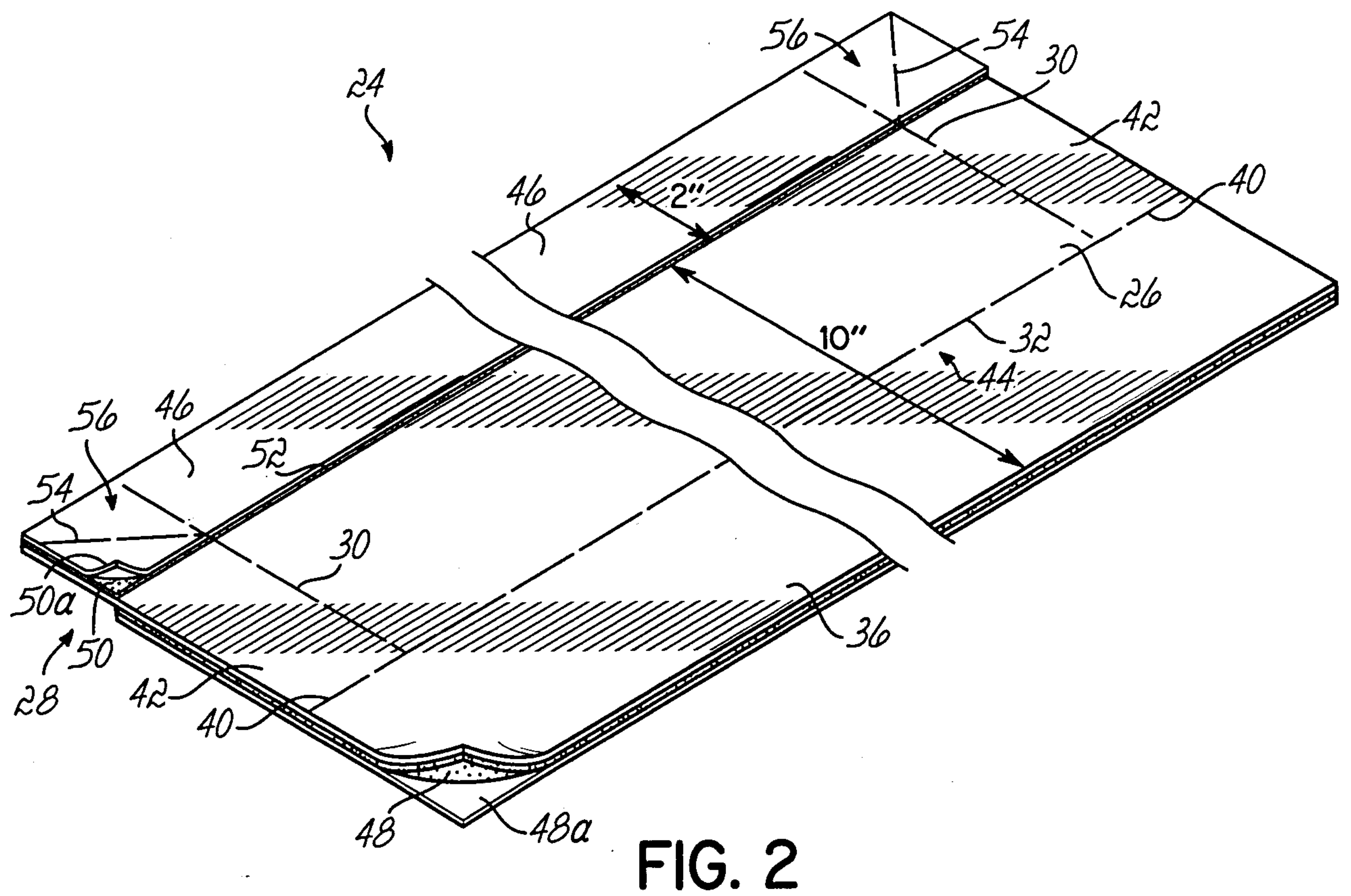


FIG. 2A

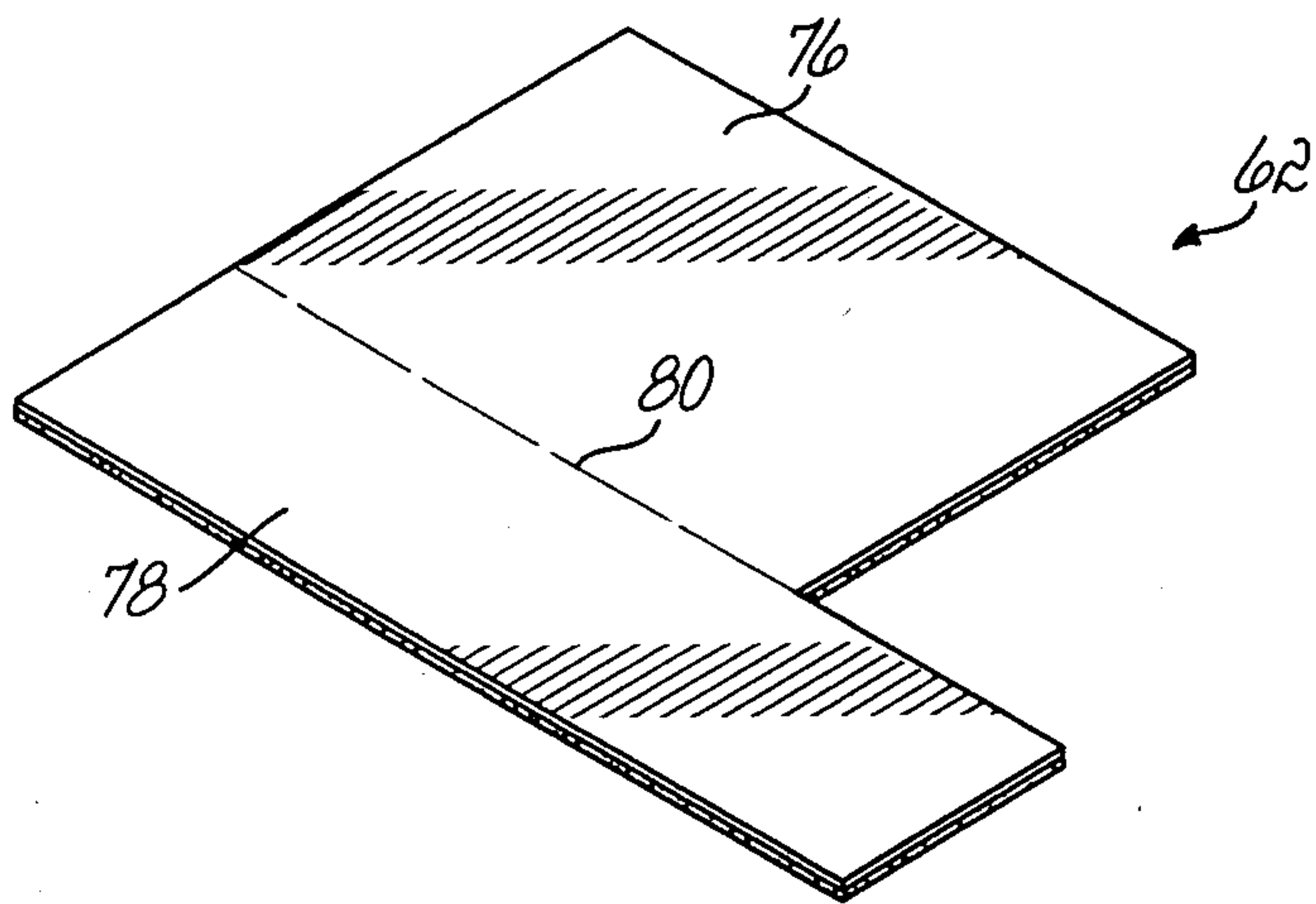


FIG. 3

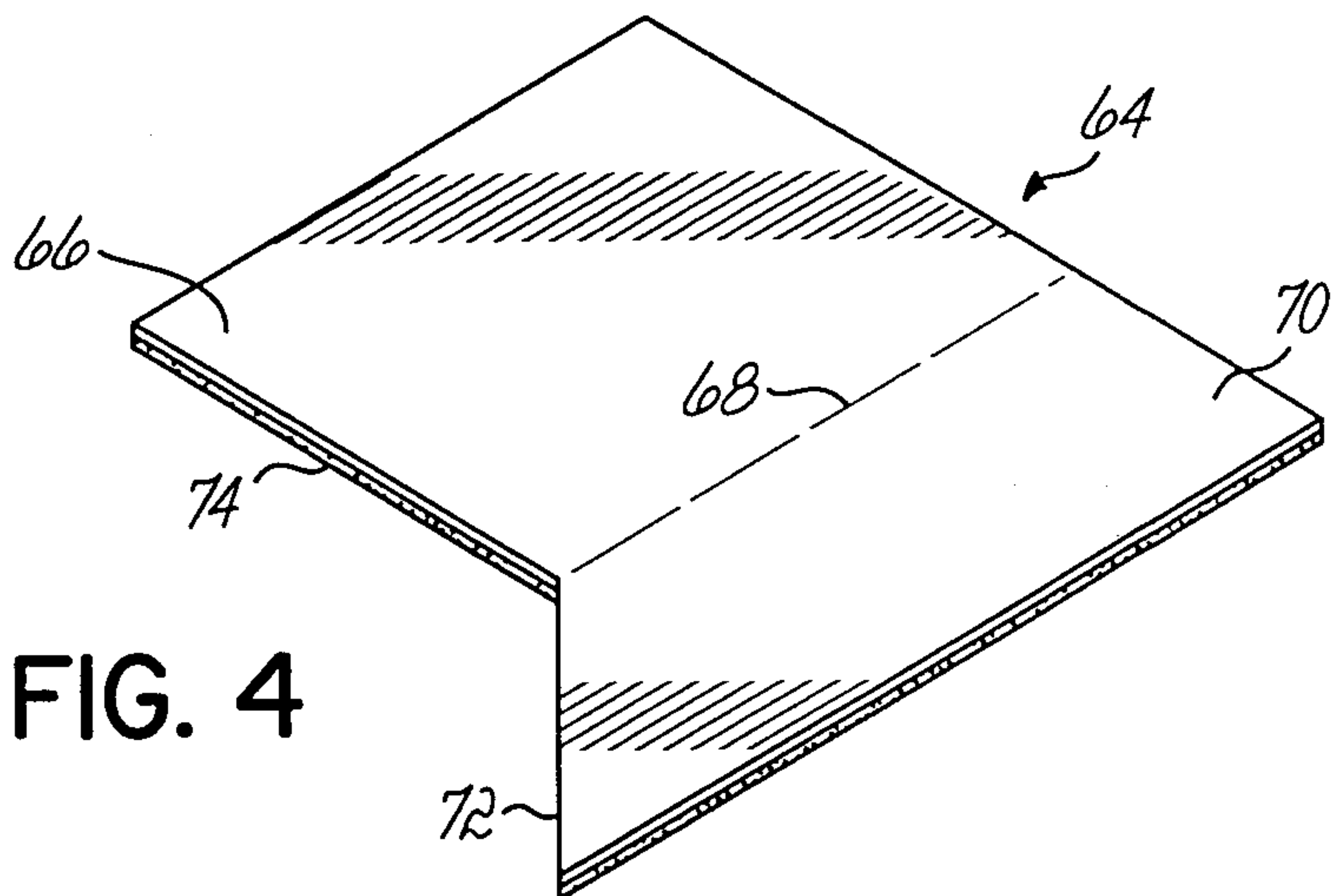


FIG. 4

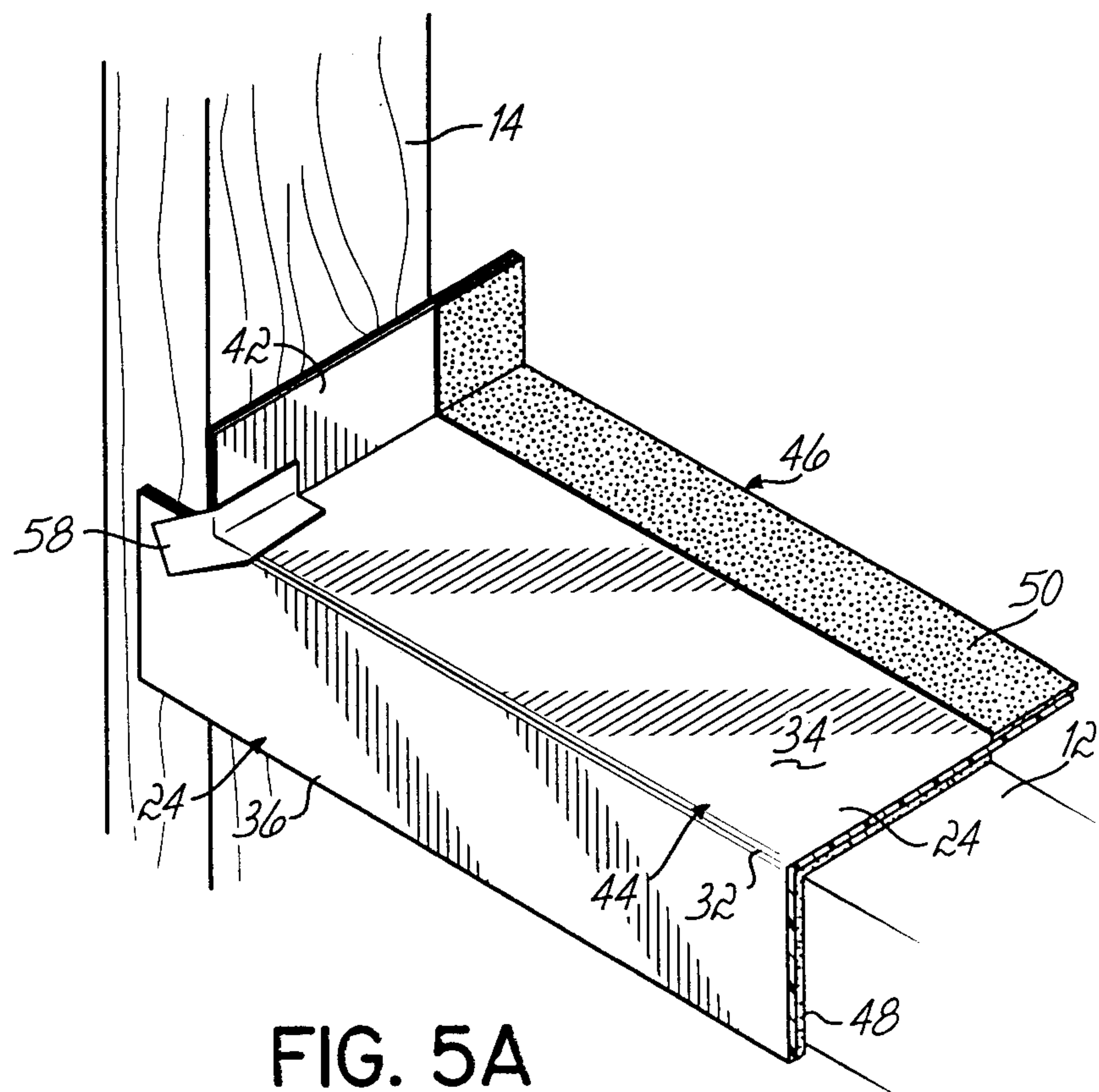


FIG. 5A



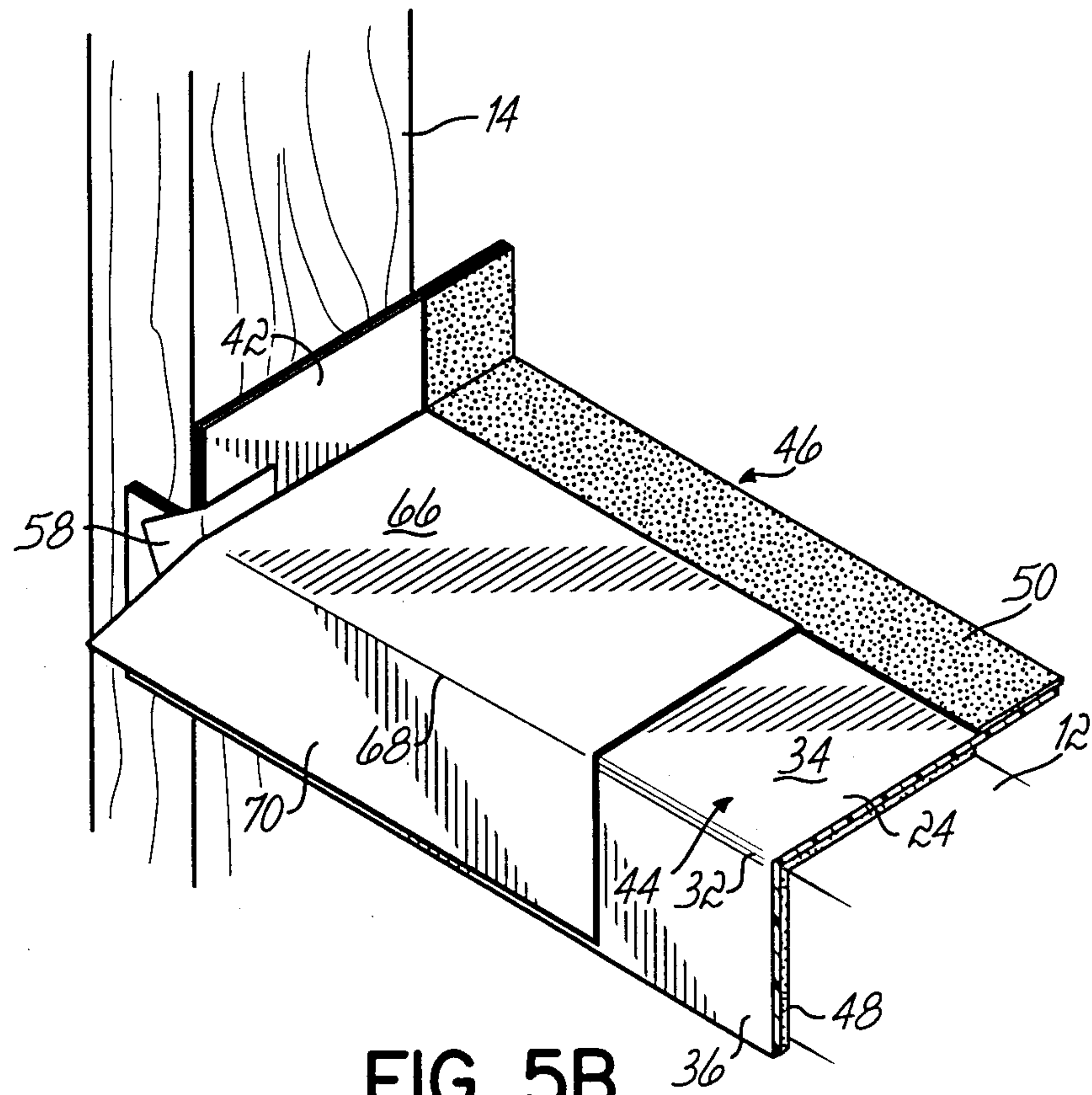


FIG. 5B

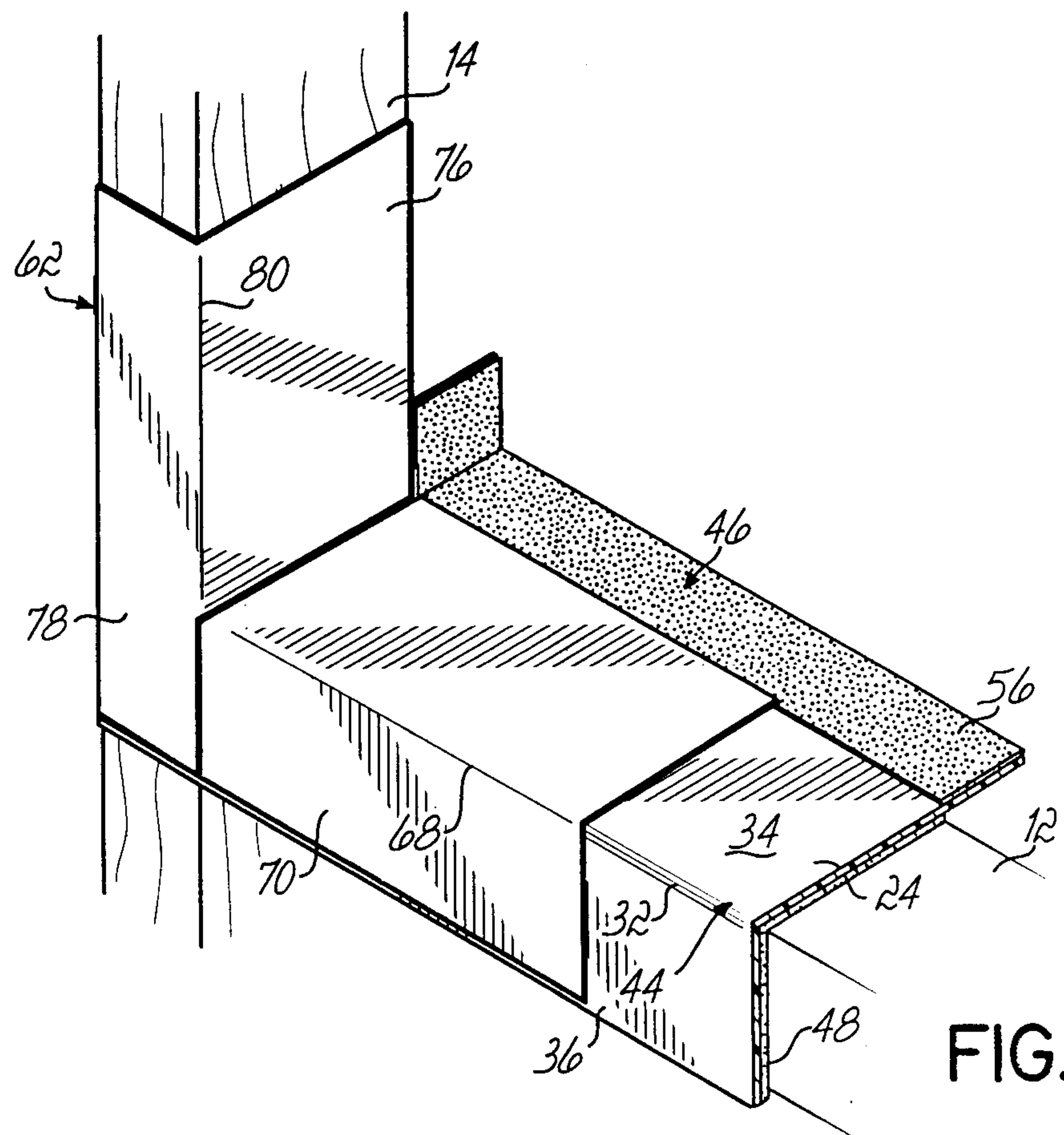


FIG. 5C

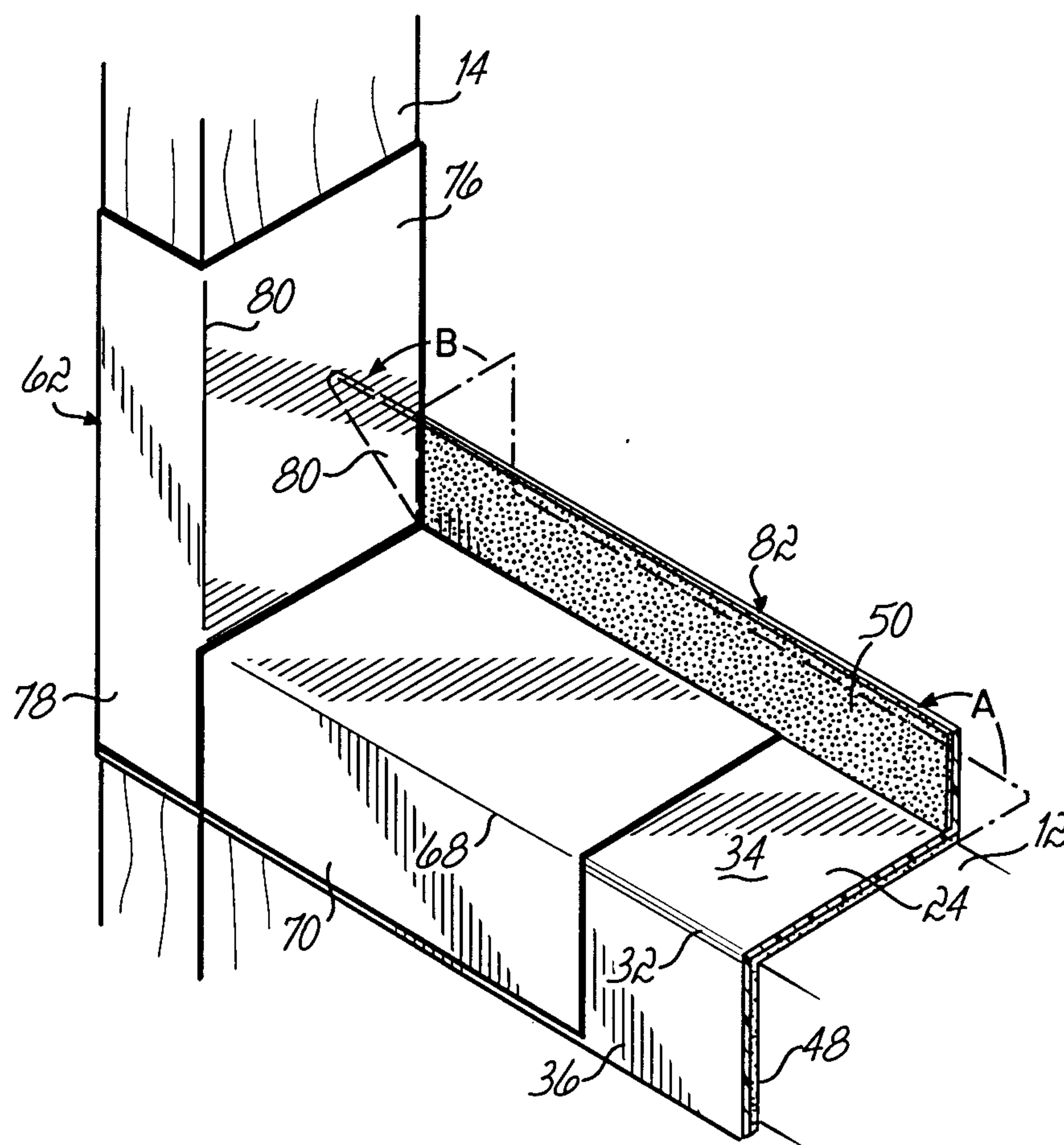


FIG. 5D

