

# ICC-ES Evaluation Report

**ESR-2783**

Reissued September 2025

This report also contains:


- [City of LA Supplement](#)

Subject to renewal September 2027

- [CA Supplement w/DSA and OSHPD](#)

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<p><b>DIVISION: 07 00</b>  <b>00—THERMAL AND MOISTURE PROTECTION</b></p> <p><b>Section: 07 65 00 – Flexible Flashing</b></p>	<p><b>REPORT HOLDER:</b></p> <p><b>MFM BUILDING PRODUCTS CORPORATION</b></p>	<p><b>EVALUATION SUBJECT:</b></p> <p><b>SUBSEAL 40 AND SUBSEAL 60, FUTUREFLASH™, WINDOWWRAP® PSX-20, WINDOWWRAP® WHITE AND WINDOWWRAP® POWERBOND™ FLASHING</b></p>	
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## 1.0 EVALUATION SCOPE

### Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2009 and 2006 [International Building Code® \(IBC\)](#)
- 2021, 2018, 2015, 2012, 2009 and 2006 [International Residential Code® \(IRC\)](#)

### Properties evaluated:

- Physical properties
- Water resistance

## 2.0 USES

### 2.1 FutureFlash:

FutureFlash is used as a mechanically attached flashing for wall penetrations under 2021 and 2018 IBC Section 1404.4 (2015, 2012 and 2009 IBC Section 1405.4 or 2006 IBC Section 1405.3) or 2021, 2018 and 2015 IRC Section R703.4 (2012, 2009 and 2006 IRC R703.8), as applicable.

### 2.2 WindowWrap® PSX-20, WindowWrap® White and WindowWrap® PowerBond™:

WindowWrap products are self-adhering flashing for wall penetrations under 2021 and 2018 IBC Section 1404.4 (2015, 2012 and 2009 IBC Section 1405.4, or 2006 IBC Section 1405.3), or 2021, 2018 and 2015 IRC Section R703.4 (2012, 2009 and 2006 IRC Section R703.8), as applicable.

### 2.3 SubSeal 40 and SubSeal 60:

SubSeal 40 and SubSeal 60 flexible flashing are self-adhering flashing for wall penetrations under 2021 and 2018 IBC Section 1404.4 (2015, 2012 and 2009 IBC Section 1405.4, or 2006 IBC Section 1405.3), or 2021, 2018 and 2015 IRC Section R703.4 (2012, 2009 and 2006 IRC Section R703.8), as applicable.

## 3.0 DESCRIPTION

### 3.1 FutureFlash:

FutureFlash is a three-ply, composite sheet-type membrane consisting of a gray-colored, polyethylene, outer-surface film; a rubberized asphalt core; and a polyester inner-surface film. The membrane is nominally 26 mils [0.026-inch (0.66 mm)] thick and is available in 75-foot-long (22 860 mm) rolls having multiple widths.

### 3.2 WindowWrap® PSX-20, WindowWrap® White and WindowWrap® PowerBond™:

WindowWrap products are self-adhering tape consisting of a multilayer polymer film coated with a rubberized asphalt formed to a nominal thickness of 25 mils [0.025 inch (0.64 mm)]. A silicone-coated release paper protects the adhesive surface and is removed prior to installation. The tape is available in rolls of various widths and length up to 100 feet. The WindowWrap products comply with AAMA 711 for self-adhering flashing.

### 3.3 SubSeal 40:

SubSeal 40 is a self-adhering sheet-type membrane, consisting of a multilayer polyethylene film coated with formulated rubberized asphalt formed to a minimum total thickness of 40 mils [0.04 inch (1.0 mm)]. A silicone-coated release paper protects the adhesive surface, and is removed prior to installation. The membrane is available in 75-foot-long (22 860 mm) rolls having multiple widths.

### 3.4 SubSeal 60:

SubSeal 60 is a self-adhering sheet-type membrane, consisting of a multilayer polyethylene film coated with formulated rubberized asphalt formed to a minimum total thickness of 60 mils inch [0.06-inch (1.5 mm)]. A silicone-coated release paper protects the adhesive surface, and is removed prior to installation. The membrane is available in 60-foot-long (18 288 mm) rolls having multiple widths.

## 4.0 INSTALLATION

### 4.1 FutureFlash:

FutureFlash must be mechanically attached, in accordance with the manufacturer's published installation instructions, in shingle-fashion, to prevent entry of moisture into the wall cavity or penetration of water to the building structural framing components in accordance with 2021 and 2018 IBC Section 1404.4 (2015, 2012 and 2009 IBC Section 1405.4, or 2006 IBC Section 1405.3), or 2021, 2018 and 2015 IRC Section R703.4 (2012, 2009 and 2006 IRC R703.8), as applicable.

### 4.2 WindowWrap® PSX-20, WindowWrap® White and WindowWrap® PowerBond™:

The WindowWrap products must be applied to substrates that are dry and free of dirt, dust or other foreign matter that would inhibit proper adhesion. The WindowWrap products must be applied when the ambient air and surface temperatures are 35°F (1.7°C) or higher. Installation of the tape as a flashing material is limited to use with OSB, wood, steel, aluminum, and vinyl substrates. The tape is applied around penetrations in the manner described in the manufacturer's published installation instructions.

### 4.3 SubSeal 40 and SubSeal 60:

The SubSeal 40 and SubSeal 60 products must be applied to substrates that are dry and free of dirt, dust or other foreign matter that would inhibit proper adhesion. The SubSeal 40 and SubSeal 60 products must be applied when the ambient air and surface temperatures are 35°F (1.7°C) or higher. Installation of the self-adhering sheet type membrane as a flashing material is limited to use with OSB, wood, steel, aluminum, and vinyl substrates. The tape is applied around penetrations in the manner described in the manufacturer's published installation instructions.

## 5.0 CONDITIONS OF USE

The FutureFlash™, WindowWrap®, SubSeal 40 and SubSeal 60 products 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 Installation must comply with this report, the manufacturer's published application instructions and the applicable code. In the event of a conflict between the manufacturer's published instructions and this report, the more restrictive governs.
- 5.2 Installation of FutureFlash, WindowWrap, SubSeal 40 and SubSeal 60 is limited to buildings of Type V-B construction (IBC) and construction permitted by the IRC. Under the 2021, 2018 and 2015 IBC, the flashing products may be installed in Types I, II, III or IV construction, as indicated in the 2021 and 2018 IBC Section 1402.5 or 2015 IBC Section 1403.5, as applicable.
- 5.3 The WindowWrap and SubSeal products are limited to installation on those substrates stated in Sections 4.2 and 4.3.
- 5.4 FutureFlash shall be limited to application on vertical walls.
- 5.5 FutureFlash is not recognized for use as pan flashing or through-wall flashing.

## 6.0 EVIDENCE SUBMITTED

Data in accordance with the [ICC-ES Acceptance Criteria for Flexible Flashing Materials \(AC148\)](#), dated July 2017 (editorially revised March 2021).

## 7.0 IDENTIFICATION

- 7.1 Each carton is identified with a label bearing the product name (FutureFlash, WindowWrap, Huttig-Grip, SubSeal 40 or SubSeal 60), the production date, the manufacturer's name (MFM Building Products Corporation) and address, and the evaluation report number (ESR-2783).
- 7.2 The report holder's contact information is the following:

**MFM BUILDING PRODUCTS CORPORATION**  
**525 ORANGE STREET**  
**COSHOCTON, OHIO 43812**  
**(740) 622-2645**  
[www.mfmbp.com](http://www.mfmbp.com)

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION  
Section: 07 65 00—Flexible Flashing

**REPORT HOLDER:**

MFM BUILDING PRODUCTS CORPORATION

**EVALUATION SUBJECT:**

SUBSEAL 40 AND SUBSEAL 60, FUTUREFLASH™, WINDOWWRAP® PSX-20, WINDOWWRAP® WHITE AND WINDOWWRAP® POWERBOND™ FLASHING

**1.0 REPORT PURPOSE AND SCOPE****Purpose:**

The purpose of this evaluation report supplement is to indicate that the flashing products, described in ICC-ES evaluation report [ESR-2783](#), have also been evaluated for compliance with the codes noted below as adopted by the Los Angeles Department of Building and Safety (LADBS).

**Applicable code editions:**

- 2020 *City of Los Angeles Building Code* ([LABC](#))
- 2020 *City of Los Angeles Residential Code* ([LARC](#))

**2.0 CONCLUSIONS**

The flashing products, described in Sections 2.0 through 7.0 of the evaluation report [ESR-2783](#), comply with the LABC Chapter 14 and LARC Section R703, and are subject to the conditions of use described in this supplement.

**3.0 CONDITIONS OF USE**

The flashing products described in this evaluation report must comply with all of the following conditions:

- All applicable sections in the evaluation report [ESR-2783](#).
- The installation, conditions of use and identification of the flashing products are in accordance with the 2018 *International Building Code*® (2018 IBC) and 2018 *International Residential Code*® (2018 IRC) provisions noted in the evaluation report [ESR-2783](#).

This supplement expires concurrently with the evaluation report, reissued September 2025.

# ICC-ES Evaluation Report ESR-2783 CA Supplement w/DSA and OSHPD

Reissued September 2025

This report is subject to renewal September 2027.

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**DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION**

**Section: 07 65 00—Flexible Flashing**

**REPORT HOLDER:**

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## 1.0 REPORT PURPOSE AND SCOPE

**Purpose:**

The purpose of this evaluation report supplement is to indicate that the flashing products, described in ICC-ES evaluation report [ESR-2783](#), has also been evaluated for compliance with CBC Chapter 14 and CRC Chapter 7 of the codes noted below.

**Applicable code edition(s):**

- 2019 *California Building Code* (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2019 *California Residential Code* (CRC)

## 2.0 CONCLUSIONS

### 2.1 CBC:

The flashing products, described in Sections 2.0 through 7.0 of the evaluation report [ESR-2783](#), comply with CBC Chapter 14, provided the design and installation are in accordance with the 2018 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapter 14, as applicable.

- 2.1.1 OSHPD:** The flashing products described in Sections 2.0 through 7.0 of evaluation report [ESR-2783](#), comply with CBC Chapter 14 [OSHPD 2] and CBC Chapter 14 with amendments [OSHPD 1, 1R, 4 and 5].

- 2.1.2 DSA:** The flashing products described in Sections 2.0 through 7.0 of evaluation report [ESR-2783](#), comply with CBC Chapter 14 with amendments [DSA SS and DSA SS/CC].

### 2.2 CRC:

The flashing products, described in Sections 2.0 through 7.0 of the evaluation report [ESR-2783](#), comply with CRC Section R703, provided the installation is in accordance with the 2018 *International Residential Code*® (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued September 2025.