Exterior Walls (Lath and Veneer Substrate)

2015 – IRC Section 703 - residential
2015 – IBC Section 1405 - commercial

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.
Exception: Log walls designed in accordance with provisions of ICC 400.

R703.1.1 Water Reisistance The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior veneer as required by Section R703.2 and a means of draining to the exterior water that enter the assembly. Protection against condensation in the exterior wall assembly shall be provided in accordance with section R702.7 of the 2015 IRC.

R703.7 Exterior plaster. Installation of these materials shall be in compliance with ASTM C 926 and ASTM C 1063 and the provisions of this code.

R703.7.2 Plaster. Plastering with portland cement plaster shall not be less than three coats where applied over metal lath or wire fabric lath and not less than two coats where applied over masonry, concrete, pressure-preservative-treated wood or decay-resistant wood as specified in Section R317.1 or gypsum backing. If the plaster surface is completely covered by veneer or other facing material or is completely concealed, plaster application need only be two coats, provided the total thickness is as set forward in Table R702.1(1).

R703.7.3 Lintels. As per local amendment, masonry veneer shall not support any vertical load other than the dead load of the veneer above. Venner above openings shall be supported on lintels of noncombustible materials. The lintels shall have a length of bearing not less than 4 inches (102mm). Steel lintels over openings or steel lintels that are less than 4 inches (102mm) above finished grade shall be shop coated with a rust-inhibitive pain, except for lintels made of corrosion resistance steel or steel treated with coating to provide corrosion resistance. Construction of openings shall comply with either Section R703.7.3.1 or 703.7.3.2.

R703.8 Achored stone and masonry veener, general. Achored Stone and masonry neener shall be installed in accordance with Chapter 7, Table R703.3(1) and figure R703.8 These venners installed over a backing of wod or cold framed steel shall be limited to the first story above grade plane and not exceed 5 inches (127mm) in thickness. See section R602.10 for wall bracing requirementsfor masonry veener for wood framed construction and Section R603.9.5 for wall bracing requirments for masonry veneer for cold-framed construction.

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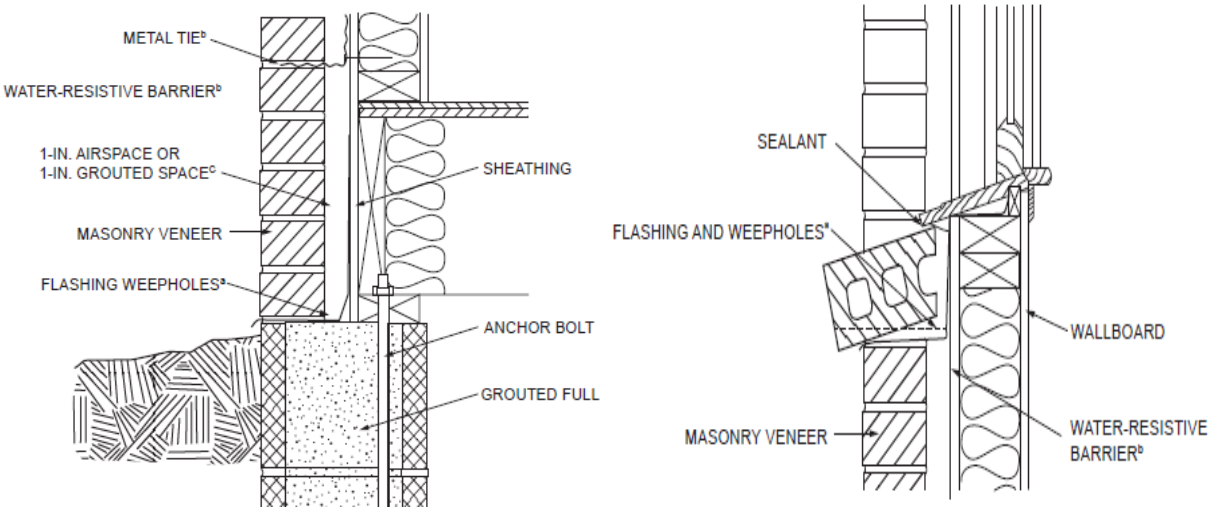
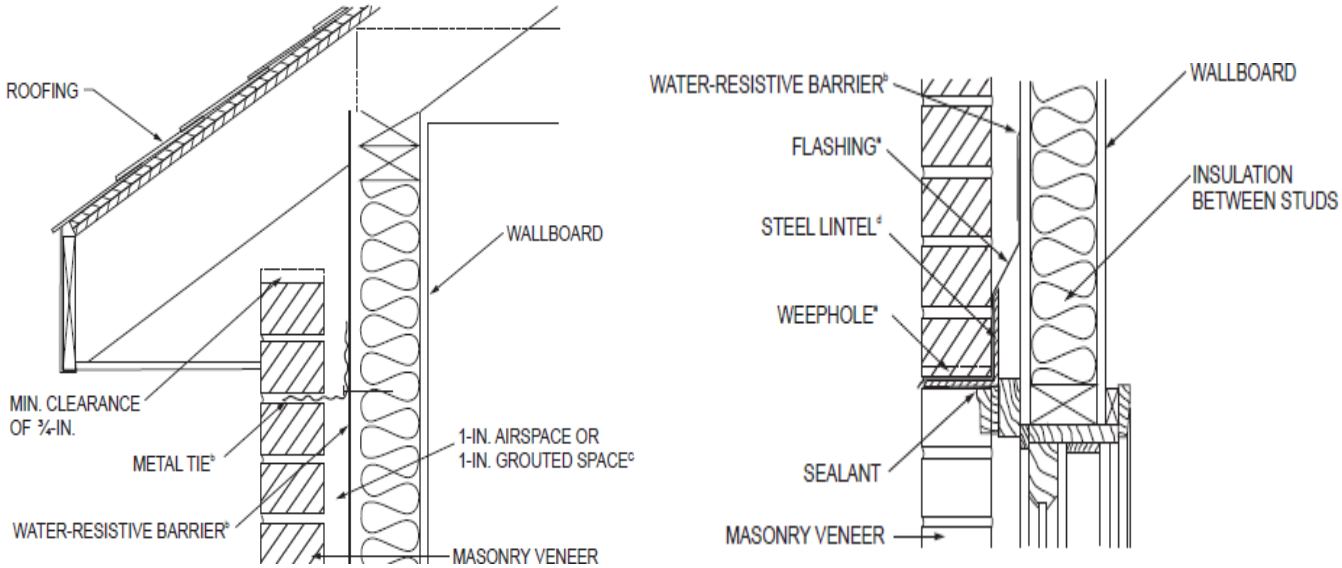


Figure R703.8 Typical Masonry Veneer Wall Details



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IBC Section 2510.6 Water Resisitive Barriers Water resistive barriers shall be installed as required in section 1404.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of water resistive barrier complying with ASTM E2556, Type I. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with 1405.4) intended to drain to the water resistive barrier is directed between the layers

IBC Section 1405.4 Flashing. Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect that moisture to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblie, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture can enter the wall. Flashing with propojecting flanges shall be installed on both sides and the ends of copings, under sills and continuously above projecting trim.

IBC 1405.10 Adhered masonry veneer. Adhered masonry veneer shall comply with the applicable requirements in IBC Section 1405.10.1 and Sections 12.1 and 12.3 of TMS 402/ACI 530/ASCE 5.

*NOTE - RCRBD finds these requirements to be similar to cement plaster (stucco) applied to exterior walls and shall conform to similar requirements specified in Chapter 25.

*NOTE - Figure R703.8 (shown) illustrates a similar drainage system to include a weep screen at the bottom of exterior walls to permit the moisture to escape to the exterior of the building.