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Exterior Walls (Lath and Veneer Substrate)

2018 – IRC Section 703 - residential

2018 – 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 Resistance 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 cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.7 Exterior plaster (stucco) Installation of exterior plaster shall be in compliance with ASTM C 926 and ASTM C 1063 and the provisions of this code.

R703.7.1 Lath. Lath and lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached with a 1 ½ inch-long (38mm) 11-gage nails having a 7/16 - inch (11.1 mm) head, or 7/8 inch long (22.2 mm), 16-gage staples, spaced not more than 6 inches (152mm) or as otherwise approved .

Exception: Lath is not required over masonry, cast-in-place concrete, precast concrete or stone substrates prepared in accordance with ASTM 1063

R703.7.2 Plaster. Plastering with cement plaster shall be in accordance with ASTM C926. Cement materials shall be in accordance with one of the following:

1. Masonry cement conforming to ASTM C91 Type M,S or N
2. Portland cement conforming to ASTM C150 Type I,II or III
3. Blended hydraulic cement conforming to ASTM C595 Type IP, IS (<70), IL, or IT (S<70)
4. Hydraulic cement conforming to ASTM C1157 Type GU, HE,MS,HS, or MH
5. Plastic (stucco) cement conforming to ASTM C1328

Plaster shall be not less than three coats where applied over metal or wire lath and shall be not less than two coats where applied over masonry, concrete, pressure-preservative-treated wood or decay-resistant wood as specified in 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 forth in Table R702.1(1).

On wood-frame construction with an on-grade floor slab system, exterior plaster shall be applied to cover, but not extend below, lath, paper and screen.

Routt County Regional Building Department

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R703.7.3 Water-resistive barriers.

Water-resistive barriers shall be installed as required in Section R703.2 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 Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing, installed in accordance with Section R703.4 and intended to drain to the *water-resistive barrier*, is directed between the layers.

Exception: Where the *water-resistive barrier* that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.8.3 Lintels. As per local amendment, masonry veneer shall not support any vertical load other than the dead load of the veneer above. Veneer 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 paint, 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 R703.8.3.1 or 703.8.3.2.

R703.8 Anchored stone and masonry veneer, general. Anchored Stone and masonry veneer shall be installed in accordance with Chapter 7, Table R703.3(1) and figure R703.8 These veneers installed over a backing of wood 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 requirements for masonry veneer for wood framed construction and Section R603.9.5 for wall bracing requirements for masonry veneer for cold-framed construction.

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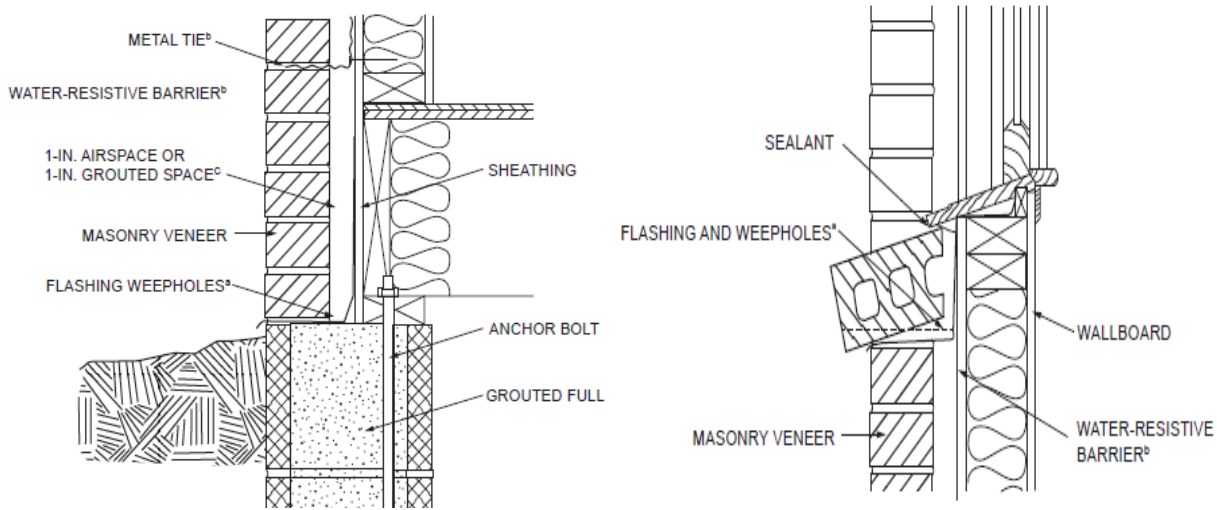


Figure R703.8 Typical Masonry Veneer Wall Details

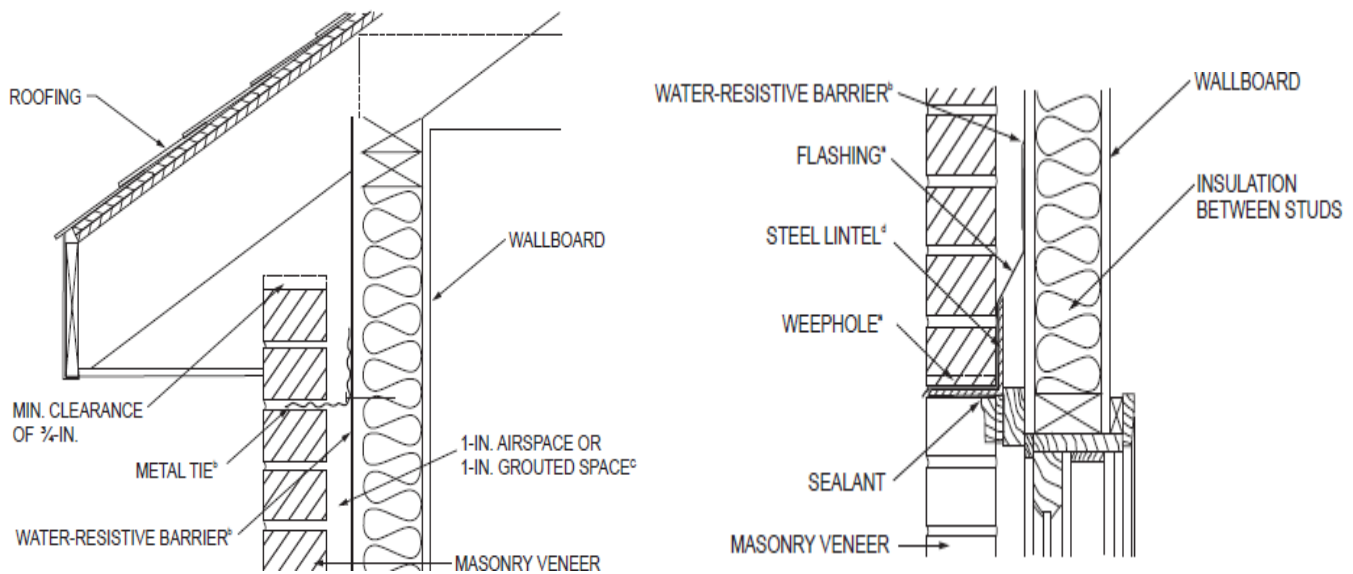


Figure R703.8 Typical Masonry Veneer Wall Details

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IBC Section 2510.6 Water Resistive 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 1404.4 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 assembly, 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 projecting flanges shall be installed on both sides and the ends of copings, under sills and continuously above projecting trim. Where self-adhered membranes are used as flashings of fenestration in wall assemblies, those self-adhered flashings shall comply with AAMA 711. Where fluid applied membranes are used as flashing for exterior wall openings, those fluid membrane flashings shall comply with AAMA 714

IBC 1404.10 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.

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*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.