

TECHNICAL BULLETIN 108**EIFS - CODE CHANGES**

BOCA and ICBO have enacted new requirements for EIFS installations. The following bulletin discusses the changes that have been made.

BOCA:

On residential construction, BOCA now requires that EIFS be installed with a properly flashed weather resistive barrier system as currently specified by code. It does not require a "water management system". This change effectively eliminates the ability to adhesively attach EIFS to sheathing due to the addition of building paper in the assembly.

Even though BOCA does not require water management or two layers of building paper over wood substrates, El Rey promotes both simply because it is a far better installation. Since fasteners and a weather resistive barrier are already required, adding Weep Master™ Mesh and a weep screed is relatively inexpensive.

ICBO ES:

Effective September 1, 1997, ICBO ES changed the acceptance criteria for Exterior Insulation and Finish Systems (AC24). This change is only pertinent to type V construction, whether steel or wood stud construction, ICBO ES has changed the Acceptance Criteria for EIFS (AC24). Unlike BOCA, ICBO ES does require a water management system. The wording in section 7.1 of AC24 is "Provisions to prevent retention of free water behind all portions of the EIFS". This section also requires "Flashing and/or sealing around heads, sills and sills of windows and doors, and at the top of exposed walls". In addition the section also requires "Flashing and/or sealing at wall penetrations".

The change in AC24 affects all new reports or reports being reissued. In effect, the new requirements are official, but won't be "enforceable" until new reports are published. The review of El Rey's Insul-Flex report should be concluded soon. Once new reports are published, the requirement will be official. Ideally all reports will be published concurrently to avoid confusion. As always please feel free to contact one of ParexLahabra, Inc.'s Technical Departments.

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