

CHAPTER 14 EXTERIOR INSULATION AND FINISH SYSTEMS

SICC-1401 GENERAL

SICC-1401.1 Scope. The requirements of this chapter and NCSBC-1704.12 shall apply when construction includes exterior insulation and finish systems (EIFS) elements as listed in SIC-302.9.

NCSBC-1704.12 Exterior insulation and finish systems (EIFS). Special inspections shall be required for all EIFS applications.

Exceptions:

1. Special inspections shall not be required for EIFS applications installed over a water-resistive barrier with a means of draining moisture to the exterior.
2. Special inspections shall not be required for EIFS applications installed over masonry or concrete walls.

SICC-1402 FABRICATION AND ERECTION DOCUMENTS

SICC-1402.1 Review and approval. The **GC** shall submit two sets of EIFS fabrication and erection documents to **AR** and **SER** for review and approval prior to EIFS elements' fabrication, erection or application, as appropriate. The **AR** and the **SER** shall review and approve the fabrication and erection documents for compliance with the architectural and structural design of the building and the County approved construction documents.

SICC-1402.2 Preparation of fabrication and erection documents. The **RDP** responsible for preparation of the EIFS construction documents shall also prepare, sign and seal the EIFS fabrication and erection documents. Information shall include, but not be limited to:

- Copy of EIFS research report and identification of EIFS manufacturer.
- EIFS manufacturer installation and application instructions.
- Layout and details for application of insulation boards.
- Location, configuration & details for control joints, flashing, weepholes, sealants and caulking.
- System installation criteria, including ambient temperature limitations.
- Criteria and timing for special inspections during construction.
- Design wind pressure on the EIFS and related calculations.
- Waterproofing and drainage provisions including weepholes and any limitations on EIFS or building materials, especially substrate and building framing, for prevention of moisture infiltration to building sheathing or framing.
- EIFS material types and thicknesses, including flame spread and smoke development ratings.
- Details consistent with intent of the research report and manufacturer's instructions for method of installation at all openings, corners and panel terminations.
- Typical cross-sectional configuration showing all components of the wall. All building sheathing and framing materials in contact with the EIFS shall be dampproofed in accordance with NCSBC-1806. Wood shall also be naturally durable or preservative-treated in accordance with NCSBC-2303.1.8.
- Typical wall configuration showing details of system penetrations.
- For prefabricated panels or elements, complete fabrication and erection details, including element fabrication, storage and transportation instructions, rigging requirements, and erection bracing.

SICC-1403 INSPECTION OF EIFS FABRICATORS

Where fabrication of EIFS panels or elements is being performed off-site on the premises of a fabricator's shop, the **SIER** shall verify that the EIFS plant has a documented and implemented Quality Control Program and shall notify **CCBSD** in writing of his/her findings. The **SIER** may inspect the EIFS plant at appropriate intervals to verify that materials, methods, products, and quality control comply with project specifications and County approved documents. Prefabricated EIFS panels and elements shall be subject to special inspections during fabrication.

SICC-1404 INSPECTION OF EIFS ELEMENTS

SIER verifies applicator is trained and possesses a current certificate by the EIFS material manufacturer and is on the jobsite during all stages of EIFS installation. All EIFS elements shall be subject to special inspections during erection and application. The **SIER** shall perform special inspections of EIFS building elements as required by the NCSBC-1704.12 during erection for conformance with County approved documents, manufacturer's installation instructions and compliance report including the information required by SICC-1302.2.

Materials to be verified include substrate, insulation board, reinforcing mesh (back wrap), adhesives, corrosion resistant mechanical fasteners, expansion joints, weep screeds, corner reinforcement, trim, base coat, finish coat, primer, corrosion resistant flashing, sealants, caulk etc.

SICC-1405 COMPLETION OF EIFS CONSTRUCTION

Upon completion of EIFS construction, the **SIER** shall, after review and approval by the **AR** and **SER**, submit a completion letter to **CCBSD** and shall indicate the date of completion on the final report of special inspections. The **SIER** shall also indicate the date of completion on the final report of special inspections for EIFS construction.

The **SIER** shall submit a copy of the Contractor's EIFS and Sealant Certification Form along with the final report of special inspection.

Exterior Insulation & Finish Systems (Council of American Engineer's Guide)

Item	Scope
1. Material Submittals	
2. Condition of Substrate	
3. Application of Foam Plastic Board	
4. Application of Coatings	
5. Application of Mesh	
6. Ambient Condition and Curing	
7. Flashing and Joint Details	
8. Sealants/Caulks	
9. Other:	