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EXTERIOR DESIGN INSTITUTE NEW CONSTRUCTION INSPECTION STANDARD FOR EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)

DOCUMENT NO. 10.10.10

In accordance with Section 1704.12 of the International Building Code 2000 edition and Section 1705.1.2 of the National Building Code 1999 edition, special inspections are required on the following systems regardless of Warranty or other considerations: Class PB Soft Coat, Class MD moisture drainable, Class PM Hard Coat, and EIFS Panelization. The inspections are required on any size application. The special inspector satisfying the code requirements must furnish inspection records to the code official and the registered design professional in charge of the job. Also, at a minimum, the special inspector shall review and be familiar with the following the items:

A. Pre construction requirements

1. Review project specifications, drawings and EIFS details.
2. Review system manufacturer's specifications, details, application instructions and current code approvals.
3. Review applicator submittal documents.

NOTE: THE FOLLOWING INSPECTION PROTOCOL SHALL BE PHOTO DOCUMENTED WITH APPROPRIATE FOOT NOTES, INCLUDED IN THE INSPECTION REPORT, ON EVERY ELEVATION, AND SIGNED BY THE INSPECTOR.

B. Substrate, Flashing and Moisture Barrier

1. All sheathing is flat without planar irregularities with no deflections >1/4" in 8 feet).
2. The substrate is sound, clean, dry, sound, surface is fully attached to core. Refer to EIFS system manufacturer regarding painted surfaces, glass or glazed block or brick, or unfamiliar substrates.
3. The substrate is fastened to framing according to sheathing manufacturer specifications and construction documents



4. A 3/4" gap in sheathing at each floor line of wood construction.
5. Flashing is properly installed at roof lines, chimneys, dormers, kick-outs, door and window pan flashing, etc.
6. Windows installed and flashed with plan flashing per window manufacturer and EIFS manufacturer specifications and details.
8. Balconies, decks, end dams and utility penetrations are prepared in accordance with EIFS system manufacturer's specifications and details.
9. Secondary moisture barrier approved by and installed in accordance with system manufacturer's Class MD specifications.

Note: In code jurisdictions complying with the 2000 International Residential Code, IAW Section R703.9, all EIFS must provide a means of drainage using a weather resistive barrier and drainage channel, with the exception of masonry substrates.

C. Adhesive (for adhesive systems only)

1. Correct brand and type per EIFS system manufacturer
2. Clean potable water for mixing per EIFS manufacturer's instructions
3. Storage of adhesive per EIFS manufacturer's instructions.
4. Mixing and preparation per EIFS manufacturer's instructions
5. Ambient air and surface temp 40 F minimum.
6. Applied thickness and pattern per EIFS manufacturer's instructions.
7. Cure / dry temp 40 F for 24 hour minimum or until completely dry per EIFS manufacturer's instructions.
8. Attachment of EPS while adhesive is tacky.
9. EIFS manufacturer's adhesive pattern specified for particular EIFS system.



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D. Fasteners for mechanically fastened EIFS systems

1. Type of fastener, screws, plates, depth of countersink and number of fasteners per 2' X 4' EPS board in accordance with EIFS system manufacturer's specifications

E. Foam Plastic Insulation Board

1. Labeled in accordance with applicable sections of the building code.
2. Manufactured in accordance with code evaluation report requirements and manufacturer specifications.
3. Board joints offset from sheathing joints (3" min).
4. Board cut in "L" shape pattern to avoid EPS joints at window corners.
5. Board joints running bond pattern.
6. Inside and outside board corners interlocked.
7. Entire EPS rasped to insure bond and avoid surface irregularities.
8. Hold back from penetrations to allow for sealant joint and back wrapping of mesh, in accordance with EIFS manufacturer's specifications and details, and refer to their specifications and details for fillet bead or gasket details.
9. Insulation board size and thickness per EIFS manufacturer's specifications and details, and in compliance with applicable codes.
10. Horizontal surfaces directly exposed to the weather of all EIFS and EIFS trim must be positively pitched in accordance with EIFS manufacturer's specifications and details.



F. Base Coat

1. Mixing and proportions per EIFS manufacturer's instructions.
2. Application temp 40 F minimum.
3. Cure / dry temp 40 F 24 hr minimum or when completely dry depending on humidity and temperature.
4. Minimum thickness 1/16" or 1.5 X mesh thickness, whichever is greater.

G. Reinforcing Mesh

1. Brand, weight, color and type according to EIFS manufacturer's specifications and details, and per construction documents.
2. Mechanically fastened through mesh on Class PM EIFS only.
3. Fully embedded in Base Coat, with no mesh color visible.
4. Terminations back-wrapped per EIFS manufacturer's specifications and details.
5. Light and medium weight mesh to mesh edges overlapped minimum 2.5".
6. High impact mesh must be fully embedded in base coat with mesh to mesh edges butted, not overlapped, and a second layer of standard mesh, fully embedded in base coat and lapped a minimum of 2.5", must be installed over the high impact mesh in accordance with EIFS manufacturer's specifications and details.
7. Inside and outside corners double meshed.
8. Butterflies of mesh at window / door corners.



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H. Finish Coat

1. Type, storage, mixing, color and preparation per EIFS manufacturer's specifications and details and construction documents.
2. Application temp 40 F minimum and rising.
3. Cure / dry temp 40 F 24 hr minimum protected from precipitation.

I. Sealant

1. All penetrations detailed in accordance with, construction document requirements of evaluation report and manufacturer requirements.
2. All system terminations detailed in accordance with construction documents, requirements of evaluation report and manufacturer requirements.
3. Sealant, backer and primer per EIFS and sealant manufacturers' specifications and details
4. Shelf life not exceeded for sealant.
5. EIFS joint configurations per EIFS and Sealant manufacturers' specifications and details.
6. Sealant and primer application temperature and cure temperature in accordance with sealant manufacturer specifications.

END OF SECTION

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