

Drainage Requirement for EIFS Technical Bulletin

TB001

Category: EIFS

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Policy:

Parex USA's requirement for EIFS on Type V (combustible) buildings that have residential occupancy is that the EIFS on them have drainage. Parex USA Water Master Systems are the EIFS for these applications. The only exception is on masonry and concrete walls.

Background

For a number of years, the model building codes and their EIFS acceptance criteria have followed the same requirement as in our policy.

The International Residential Code (IRC), which covers one and two family dwellings and townhouses up to three stories, has had the drainage requirement in all of its editions, the first of which was year 2000.

Other residential occupancies covered in the IBC are for apartment houses, hotels, motels, dormitories. Residential occupancy covers just about all buildings that are designed to have people sleep in them, except institutional buildings like hospitals and prisons. Specifically Group R1, R2, R3 and R4.

History

Prior to 2003, Acceptance Criteria for EIFS had other exceptions to the Type V Residential drainage requirements. These are obsolete now.

Conclusion

Although the formal definitions for Type V construction and for residential occupancy given in the building codes are not this simple, generally wood framing or wood sheathing in a building is sufficient to classify it as Type V, and being designed to have people sleep in it classifies a building as Residential Occupancy, (except institutional). The actual classifications are determined by the architect and building department.

Our convenient reminder for what buildings need EIFS with drainage is:

"If it has Wood and a Bed in it, it gets Drainage"



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