DEVELOPMENT SERVICES – BUILDING INSPECTION

INSPECTION GUIDELINES: TILE LATH

INSPECTION CODE: 244

SCOPE: RESIDENTIAL AND COMMERCIAL

APPLICABLE CODES: 2016 CBC, CRC, CPC, CMC, CEC, CALGreen, CEnC, and PAMC

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

IMPORTANT

☐ Failure to complete items below, prior to inspection, may result in a re-inspection fee.

☐ As of January 1, 2008, all paper-backed gypsum board products such as “Green board”, “Purple board”, and “Mold Resistance board” is prohibited in shower and tub compartments and shall not be used as a backer for tile lath or concrete/hardy board.

REQUIRED INSPECTIONS

1. Screw inspection for tile backer board
2. Water barrier and lath inspection

NOTE: When possible, combine the shower pan inspection with the lath inspection.

SHOWER AND BATHTUB COMPARTMENT APPROVED TILE BACKER BOARD METHODS

METHOD 1: Glass mat/fiber-reinforced gypsum (e.g., DensShield, GlasRoc, etc.)
Do not install a water-resistive vapor barrier behind the backer board.

METHOD 2: Nonasbestos fiber-cement/fiber mat reinforced cementitious backer board (e.g., HardieBacker, Glascrete, Durock, etc.)
A water-resistive vapor barrier is required behind the backer board.

METHOD 3: Mortar backed (lath and plaster)
A water-resistive vapor-permeable barrier (e.g., one layer of grade “B” paper) is required before lath.
INSPECTION

GENERAL

☐ Shower and bathtub floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface and it shall extend not less than 6’ above the floor. (CBC 1210.2.3, CRC R307.2)

☐ Materials used as backer boards for wall tile in tub and shower compartments and wall panels in shower areas shall be per Table R702.4.2 and installed per the manufacturer’s recommendations. (CBC 2509, CRC R702.4.2)

Table R702.4.2: Backer Board Materials

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>STANDARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glass mat gypsum backing panel</td>
<td>ASTM C1178</td>
</tr>
<tr>
<td>Fiber-reinforced gypsum panel</td>
<td>ASTM C1278</td>
</tr>
<tr>
<td>Nonasbestos fiber-cement backer board</td>
<td>ASTM C1288 or ISO 8334, Category C</td>
</tr>
<tr>
<td>Nonasbestos fiber mat reinforced cementitious backer units</td>
<td>ASTM C1325</td>
</tr>
</tbody>
</table>

☐ Water-resistant gypsum board (e.g., “Green Board”, etc.) shall not be used in the following locations (CBC 2509.3, CRC R702.3.7):
  - Over a vapor retarder in shower or bathtub compartments.
  - Where there will be direct exposure to water or in areas subject to continuous high humidity.

☐ Interior walls covered with tile or similar material shall be protected with an approved moisture barrier such as a one layer of grade “B” paper (e.g., Aquabar “B”) or better. Install the moisture barrier per the manufacturer’s recommendations. (CBC 2511.5)

☐ On shower and bathtub compartments with materials other than structural elements used in walls, the materials shall be of a type that is not adversely affected by moisture.

☐ Fasteners such as Durock screws or hot-dipped galvanized shall be user per the manufacturer’s specifications. (CBC 2507.1)

☐ Metal lath and attachments shall be corrosion resistant in tub and shower compartments. (CBC 2510.4)

☐ Metal lath and attachments shall be made to the framing members and shall be spaced 8” on center vertically and 16” on center horizontally. Staples may be used at 8” on center with self-furring lath only, otherwise, at 6” on center. (CBC 2504.1.1, CRC R702.2.3, CRC R703.7.2)

☐ Metal or wire lath shall be applied with the long dimension of the sheets perpendicular to the supports. (CBC 2707.2)
☐ Metal lath shall be installed as required by the manufacturer’s specifications or at a minimum, lapped not less than 1/2" at sides and 1” at ends. Wire lath shall be lapped not less than one mesh at sides and ends, but not less than 1”. Overlap round corners 12”. (CBC 2707.2)

☐ Metal and wire lath shall be furred out away from vertical supports at least 1/4". Self-furring lath shall meet furring requirements. (CBC 2707.2)

☐ Caulk or foam seal around plumbing fixture penetrations.

☐ Caulk transition between bathtub and shower pan.

☐ Fix for “Green Board”/“Purple Board”/mold-resistant board in tub and shower compartments:
  o Remove non-compliant materials and replace with approved materials, OR
  o Apply approved liquid membrane (i.e., RedGard, HTM 4000, etc.) over non-compliant board.
  o Pay the re-inspection fee and schedule inspection.