DEVELOPMENT SERVICES – BUILDING INSPECTION

INSPECTION GUIDELINES:
EXTERIOR WALL COVERINGS AND SIDING

INSPECTION CODE: 218, 101

SCOPE: RESIDENTIAL AND COMMERCIAL

CODES ENFORCED: 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.

SEQUENCE OF INSPECTIONS
☐ Pre-Site/In Progress: Verify that rotted/damaged wood is replaced. Verify water resistive barrier, flashing, and nailing.

☐ Final: Verify all joints, penetrations, and electrical panels are waterproofed.

APPROVED MATERIALS
☐ Installation of exterior wall coverings and siding shall be as required by code and per the manufacturer’s installation instructions (CRC R703.3, CBC Table 1405.2).

WEATHER PROTECTION
☐ The exterior wall envelope shall be designed and constructed to prevent accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior covering and a means of draining to the exterior water that enters the assembly. (CRC R703.1.1, CBC 1403.2)

☐ Water-resistive barriers shall be applied over studs or sheathing and provide sufficient rigidity to permit plaster applications. The felt or material shall be applied horizontally, with the upper lapped over the lower layer not less than 2”. Where joints occur, felt shall be lapped not less than 6”. (CRC R703.2, CBC 2510.5)

☐ Exterior walls on buildings of Type I, II, III, or IV construction that are greater than 40’ in height above grade plane and contain a combustible water-resistant barrier shall be tested in accordance and comply with NFPA 285. (CBC 1403.5)
FLASHING

☐ Approved corrosion-resistant flashing shall be applied single-fashion in a manner to prevent entry of water. Self-adhered membranes used as flashing shall comply with AAMA 711. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. Flashing shall be applied at the following locations (CRC R703.4, CBC 1405.4):
  o Exterior window and door openings
    ▪ Flashing to be installed in accordance with the fenestration manufacturer’s installation instructions and flashing manufacturer’s instructions
  o Intersection of chimneys or other masonry construction with frame or stucco walls
  o Under and at the ends of masonry, wood or metal copings and sills
  o Continuously above all projecting wood trim
  o Where exterior porches, decks, or stairs attach to a wall or floor assembly of wood-frame construction
  o At wall and roof intersections
  o At built-in gutters

APPROVED EXPOSED SIDING OR CLADDING

☐ Approved exposed sidings or claddings shall be installed per manufacturer’s installation instructions, ICC ES Report, and the specific code section. The contractor is responsible for providing the installation instructions and ICC ES Report to the inspector. For residential, the following are approved exposed siding or cladding materials:
  o Wood, hardboard, and structural panel siding (CRC R703.5)
  o Wood shakes and shingles (CRC R703.6)
  o Exterior plaster (CRC R703.7)—see “Exterior Lath” inspection checklist for all requirements.
  o Anchored stone and masonry veneer (CRC R703.8)
  o Exterior insulation and finish system (EIFS) (CRC R703.9)
  o Fiber cement siding (CRC R703.10)
  o Vinyl siding (CRC R703.11)
  o Adhered masonry veneer (CRC R703.12)
  o Insulated vinyl siding (CRC R703.13)
  o Polypropylene siding (CRC R703.14)

☐ For commercial projects, please check with your inspector for requirements in the CBC and approved construction documents.