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SUBJ: Stucco Inspections

DATE: August 26, 2002

Effective for permits issued on or after December 1, 2002, a stucco lath inspection shall be required for structures with stucco exteriors. The lath inspection shall be made after the vapor barrier and lath are applied and before application of plaster.

The following items will be inspected:

- 1) 3 ½ weep screed must be installed at the bottom edge of the lath. The weep screed must be mounted four (4) inches above grade and two (2) inches above impervious surfaces (concrete slabs, walkways or driveways).
- 2) The vapor barrier must have the minimum overlap required by the manufacturer (normally 6 inches). The vapor barrier must also be free of holes and breaks. Such holes or breaks must be either caulked or covered by a new vapor barrier with the appropriate overlap.
- 3) Metallic pipes penetrating stucco must be wrapped with tape or other materials to prevent corrosion of the pipe.
- 4) The lath must be nailed to the studs or sheathing per R703.6.1 (20000 CABO) (11 gauge nails in 7/16 head, or 7/8" long, 16 ga. Staples at no more than six (6) inches.
- 5) Stucco applied to ceilings must be done according to manufacturer's specifications. Ceiling sheathing must be secured with screws or other mechanical means instead of nails to prevent ceiling structural failure.
- 6) Expansion joints must be installed between floors to prevent excessive cracking.

The exception is: small areas of stucco not exceeding 25 sq. ft. in area will not require the lath inspection.