



CITY OF CAMPBELL
Community Development Department

Exterior Lath and Window Flashing

GENERAL INFORMATION
EXTERIOR LATH WEATHER PROTECTION

All penetrations must be caulked or waterproofed and all paper damaged or torn shall be replaced with new or sealed as required, including being free from holes and breaks (other than those created by fasteners). (CRC R703.2)

Water-resistive barriers shall be applied over studs or sheathing and provide sufficient rigidity to permit plaster applications. (CRC R703.2, CBC 2510.5)

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)

Water-resistive barriers shall be vapor-permeable barriers with a performance of at least two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane (see Figure CPA 056. (CRC R703.7.3, CBC 2510.6)

Exception: When the water-resistive barrier (e.g., Grade D paper) is separate from the stucco by an intervening, substantially non-water-absorbing layer (e.g., Tyvek) or designed drainage space.

Surfaces exceeding 45 degrees from vertical shall have barriers of Class B or better.

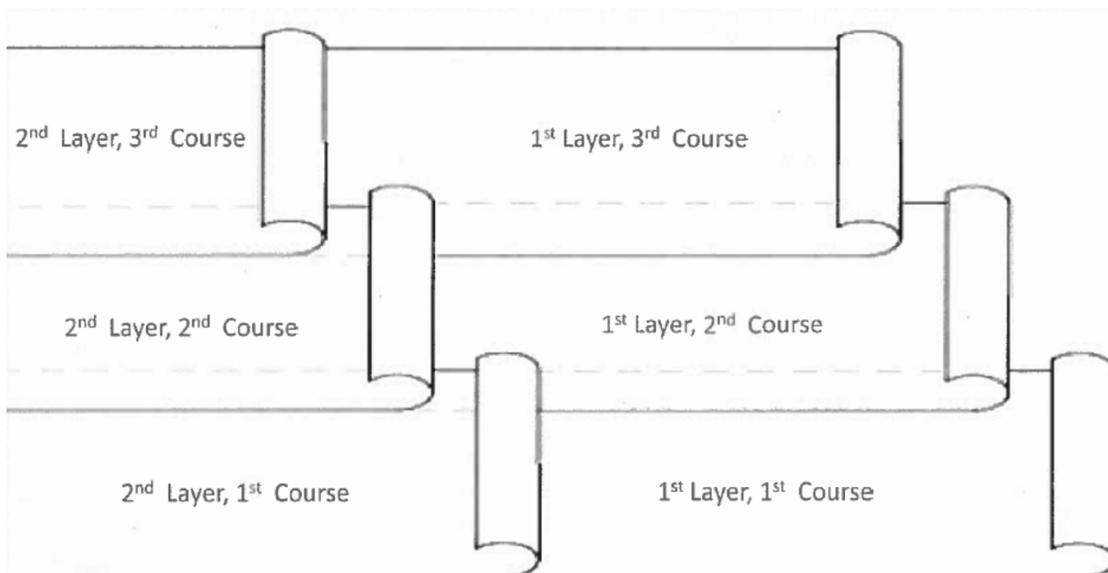


Figure CPA 056 – Grade D paper placement
(Figure Courtesy of: Dennis Petrakis, Technical Services Information Bureau TB 60.220)
LATH

Lath and lath attachments shall be of corrosion-resistant materials and shall be attached with 1-1/2" long, 11 gage nails having a 7/16" head. Alternatively, 7/8", 16 gage staples, spaced not more than 6" (or as otherwise approved) can be used. (CRC R703.7.1, CBC 2510.4)

Fasteners to wood shall be spaced no less than 6" vertically and 16 " horizontally; staples shall be spaced at 8" on center when using self-furring lath only.

Metal lath shall be applied with the long dimension of the sheets perpendicular to supports, and shall not be lapped less than 1/2 " at sides and 1" at ends. Wire lath shall not be lapped less than one mesh at sides and ends, but not less than 1", overlap around corners 12".

Metal and wire lath shall be furred out away from vertical supports at least 1/4"; self-furring lath shall meet furring requirements.

On overhangs (e.g., porch), verify that there is proper venting.

Where no external corner reinforcement is used, lath shall be furred out and carried around corners at least one support on frame construction.

All flashings, including foundation vents at building perimeter, must be in place, having exterior lath over vent flange resulting in weather-tight construction.

If plastering with Portland cement plaster, the plaster shall not be less than three coats where applied over metal lath and not less than two coats where applied over: masonry, concrete, pressure-treated wood or decay-resistant wood, and gypsum board. (CRC R703.7.2, CBC 2512.1)

WEEP SCREEDS

Weep screeds shall be a minimum of 0.019" (No. 26 galvanized) and corrosion-resistant or plastic. They shall have a minimum vertical attachment flange of 3-1/2" which shall be provided at or below the foundation plate line on exterior stud walls. The weep screed shall not be placed less than 4" above the earth and not less than 2" above paved areas. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed (see Figure CPA 055). (CRC R703.7.2.1, CBC 2512.1.2)

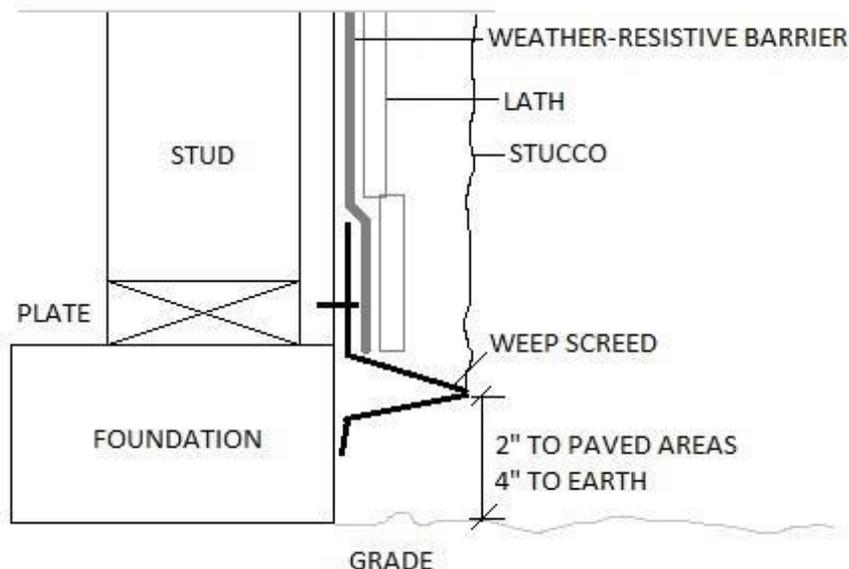


Figure CPA 055 – Weep Screed and Clearances

WINDOW FLASHING

Approved corrosion-resistant shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. 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. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashing shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

- 1.1. The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
- 1.2. In accordance with the flashing design or method of a registered design professional.
- 1.3. In accordance with other approved methods.

2.At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3.Under and at the ends of masonry, wood or metal copings and sills.

4.Continuously above all projecting wood trim.

5.Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6.At wall and roof intersections.

7.At built-in gutters.

CONSTRUCTION HOURS

Monday thru Friday 8 A.M. TO 5 P.M.

Saturday 9 A.M. TO 4 P.M.

No construction Sundays & Holidays - Contact the Building Inspection Division at (408) 866-2130. If the construction occurs outside of the office business hours, please contact PD Non-Urgent line at (408) 866-2121.