



Exterior Stucco and Siding Installation

CITY OF NEWARK, CALIFORNIA

BUILDING INSPECTION DIVISION

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GENERAL

The standards described cover the Building Code requirements for the installation, repair, and replacement of exterior wall materials on residential buildings. The specified materials covered are lap sidings (lumber, vinyl, aluminum, steel, and cementations), plywood sidings, and stucco.

PERMITS

A building permit is required prior to the installation of exterior siding or stucco. A building permit is not needed for small repairs to existing exterior sidings and stucco, provided the repairs are limited to no more than ten square feet of wall area. Building permits can be obtained from the Building Inspection Division located at 37101 Newark Boulevard. Permits can be issued to a property owner, a tenant if written permission is given by the property owner, or a contractor with one of the following licenses:

- B General Contractor
- C35 Lathing and Plastering Contractor (for stucco installations)
- C43 Sheet Metal Contractor (for aluminum or steel sidings)
- D41 Limited Specialty Contractor, Siding and Decking (for aluminum, vinyl, steel, lumber, or plywood sidings)

INSPECTIONS

There are two or three inspections needed, depending upon the material. Stucco and plywood siding installations require only two inspections. Lap siding installations require three inspections.

First Inspection

Sidings – the first inspection occurs after the weather resistant barrier has been installed and all penetrations have been sealed, but before any siding has been installed.

Stucco – the first inspection occurs after the weather resistant barrier and the lath have been installed and all penetrations have been sealed, but before the scratch coat is applied.

Second Inspection

Plywood Sidings – the second inspection occurs after the plywood and all of its trim have been installed but before electrical cover plates have been installed. The cover plate can be installed after the inspection is completed but no further inspection is needed.

Lap Sidings – the second inspection is a progress inspection and occurs while the siding is being installed.

Stucco – the second inspection occurs after the final plaster coat has been installed but before any electrical cover plates have been installed. The cover plate can be installed after the inspection is completed but no further inspection is needed.

Third Inspection

Sidings – the third inspection occurs after the siding has been installed, all penetrations have been sealed, but before electrical cover plates have been installed. The cover plate can be installed after the inspection is completed but no further inspection is needed.

PLYWOOD SIDING

Plywood siding material must be approved for exterior siding use. All approved plywood sidings will have a stamp on the back surface specifically identifying the allowable use. A sample of a plywood siding approval stamp is shown in Figure “A.” Approval stamps must have the words “RATED SIDING” in it. Plywood labeled “Rated Sheathing” along with an “Exterior” rating are for underlayment applications and cannot be used for exposed exterior siding applications.

Plywood sidings should be nailed to studs with 8d box or common hot dipped galvanized nails spaced six inches along edges and twelve inches in the field. Do not use sinkers (coated framing nails) or other nongalvanized nails or fasteners as they will quickly rust. Electro galvanized nails can be used, but they, too, will rust over time if the siding is not painted on a regular basis.

LAP SIDING

Lap sidings are horizontally placed panels, generally 4 inches to 16 inches high and made of lumber, sheet steel, sheet aluminum, composite board (such as Masonite), or vinyl. Manufactured lap sidings shall be installed following the manufacturer’s printed instructions. Printed instructions must be on the job site and available to the inspector.

VINYL SIDING

Vinyl lap siding is considered an exterior cladding and does not itself provide a weather resistant barrier. In some installations vinyl siding will actually channel water behind the siding. As such, vinyl siding must be installed over a fully functional weather resistant barrier.

For overlay installations the only acceptable existing weather resistant barrier system is stucco. The existing stucco must be in good condition with all cracks and penetrations properly sealed. Any wood trim must be removed and the stucco patched prior to installing vinyl siding. Existing wood siding cannot be used as a weather resistant barrier for vinyl siding. If a project includes existing wood siding, the wood siding shall be removed and an approved weather resistant barrier installed prior to installing vinyl siding.

STUCCO

Stucco, also known as cement plaster, shall be installed in three coats following the standards outlined in Section 2508 of the California Building Code.

Joining new stucco to existing stucco requires the new lath and backing paper overlap the existing lath and backing paper two inches. This requires that approximately three inches of existing plaster at the new joint be broken out leaving the lath and backing paper intact and exposed. The new and existing backing papers are then lapped and the new and existing lath is lapped (see Figure “D” for splicing detail).

Wire lath shall be installed over at least one layer of a weather resistant barrier. When stucco is installed on solid plywood sheathing, two layers of weather resistant barrier material shall be installed. There are commercially available laminated weather resistant barrier materials in which one layer of laminated paper is the equivalent of two layers of nonlaminated paper. Wire lath shall be held off the weather resistant barrier approximately ¼ inch. This can be accomplished using furring nails to attach the lath to the backing surface. Self-furring lath can also be used but special care must be taken so that fasteners are installed at the line wires or furring bumps, and that the lath is installed with the correct side against the backing.

Weep screeds shall be installed at the sill plate for all new stucco installations, including additions to existing stucco systems (see Figure “C” for weep screed detail).

UNDERLAYMENT FOR SIDINGS

Sidings shall be installed over a weather resistant barrier such as Kraft waterproof building paper, 15 or 30 pound asphalt-saturated organic felt, or an approved housewrap such as Tyvek. During construction, special care must be taken to avoid tearing the weather resistant barrier. If torn, the weather resistant barrier must be repaired. Of the materials mentioned, Tyvek is the most durable. Kraft paper is the least durable.

All penetrations, such as pipes or electrical outlets, in the weather resistant barrier shall be sealed (see Figure “B” for more detail on sealing penetrations).

WEATHER FLASHING AT WINDOWS

Windows shall be flashed as required by the manufacturer’s printed instructions. Regardless of the type of manufacturer and as a minimum, all windows shall be flashed as shown in Figure “E.” The flashing material can be Kraft waterproof building paper or 15 or 30 pound asphalt saturated organic felt. There are also commercially available pre-made flashings with self-sticking backs, which aid in installation. Most flashing strips are approximately six inches wide.

Special care must be taken when installing plaster over existing wood siding so that the flashing around existing windows maintains remain waterproof.

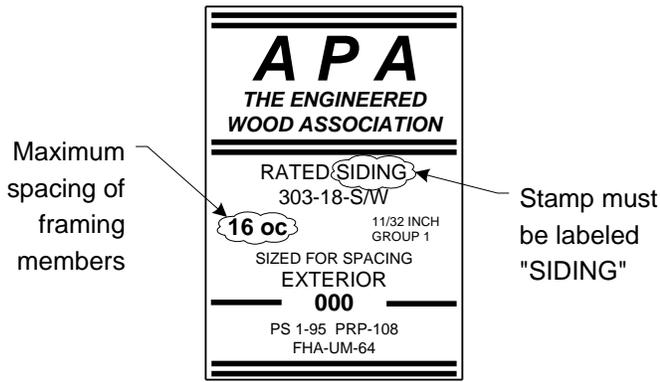


Figure A
Typical Plywood Siding Stamp

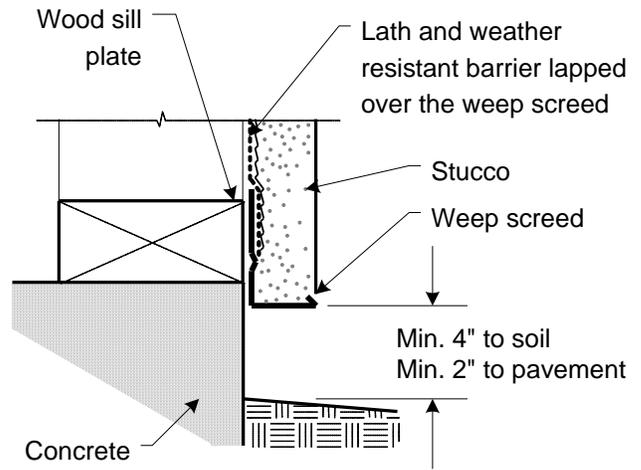


Figure C
Stucco Weep Screeds

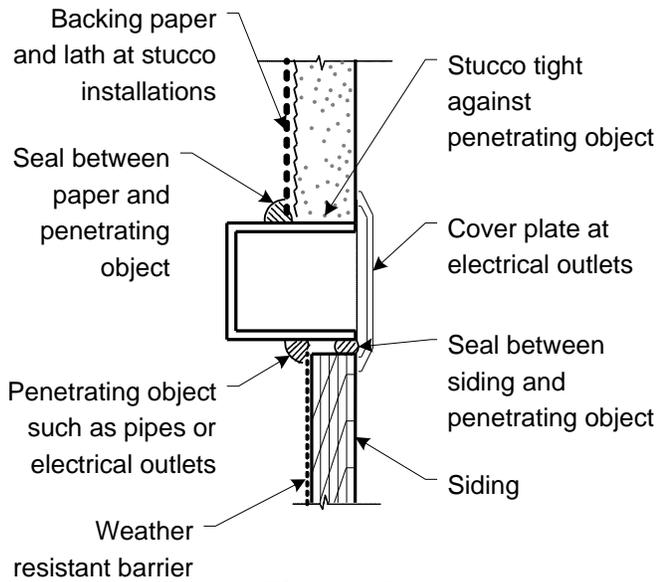


Figure B
Sealing at Wall Penetrations

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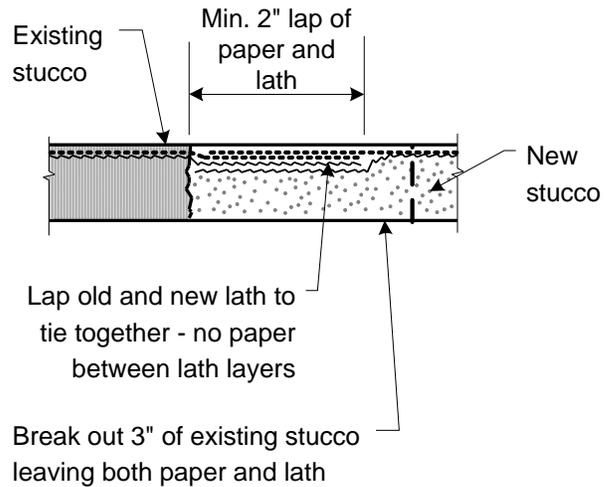


Figure D
New to Old Stucco Lap

Install window unit after side flashings have been installed. Do not nail top flange to framing unless specifically called for in manufacturer's printed instructions

Install third flashing over top nailing flange and side flashings after window unit is installed.

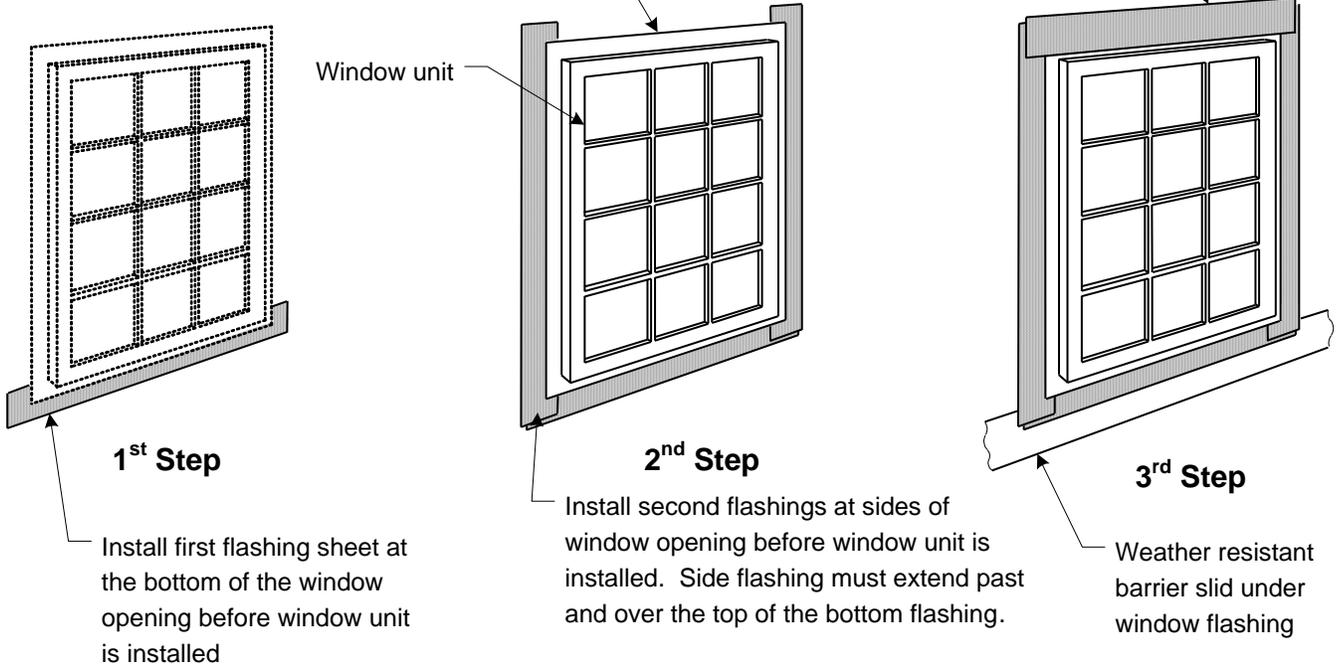


Figure E
Flashing Windows

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