

The background is a dark blue gradient. A lighter blue circle is positioned on the right side, partially overlapping a vertical line that divides the page. The text is white and centered horizontally.

EIFS

External Insulation Finish System

Inspections

# EIFS Code References

## IBC Chapter 14 Exterior Walls

### SECTION 1407 EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)

1407.1 General. The provisions of this section shall govern the materials, construction and quality of exterior insulation and finish systems (EIFS) for use as exterior wall coverings in addition to other applicable requirements of Chapters 7, 14, 16, 17 and 26.

1407.5 Installation. Installation of the EIFS and EIFS with drainage shall be in accordance with the EIFS manufacturer's instructions.

1407.6 Special Inspections: EIFS installations shall comply with the provisions of Sections 1704.2 and 1705.16

## IBC Chapter 17 Special Inspection and Tests

1704.2 Special inspections and tests. Where application is made to the building official for construction as specified in Section 105, the owner or the owner's authorized agent, other than the contractor, shall employ one or more approved agencies to provide special inspections and tests during construction on the types of work specified in Section 1705 and identify the approved agencies to the building official. These special inspections and tests are in addition to the inspections by the building official that are identified in Section 110.

1705.16 Exterior insulation and finish systems (EIFS). Special inspections shall be required for all EIFS applications.

#### Exceptions:

1. Special inspections shall not be required for EIFS applications installed over a water-resistive barrier with a means of draining moisture to the exterior.
2. Special inspections shall not be required for EIFS applications installed over masonry or concrete walls.

# EIFS Code References

## 2018 IBC Amendments

### Section 1705.16 pg. 54

1705.16 Exterior insulation and finish systems (EIFS). Special inspections shall be required for all EIFS applications.

#### Exception:

Special inspections shall not be required for EIFS applications installed over masonry or concrete walls.

## 2018 Clark County Building Administrative Code

### BAC 22.02.252 (B)(1)

Daily Report by Special inspector. The Approved Special inspector shall write daily report(s) and provide, as directed by the Building Official such other information as may be required within the scope of the special inspector's duties. The Approved Special inspector shall furnish inspection reports as required by the technical guidelines. The Approved Special inspector shall immediately notify the contractor and the Building Official in writing of non-conformance to the approved construction documents, or other violations of the technical codes within the scope of their special inspection activities. Notification shall be performed by placing the nonconformance in the project book prior to leaving the site.

All daily reports prepared by a special inspector pursuant to this Chapter and the technical guidelines are the property of Clark County and shall be made available upon request by the Building Official.

# EIFS Standards (ASTMS)

C1193	Standard Guide for Use of Joint Sealants		
C1382	Test Method for Determining Tensile Adhesion Properties of Sealants When Used in Exterior Insulation and Finish Systems (EIFS) Joints		
C1397	Standard Practice for Application of Class PB Exterior Insulation and Finish Systems		
C1481	Standard Guide for Use of Joint Sealants with Exterior Insulation and Finish Systems (EIFS) (Replaces Standard Guide for Use of Joint Sealants with Exterior Insulation and Finish Systems (EIFS))		
C1535	Standard Practice for Application of Exterior Insulation and Finish Systems Class PI		
C2098	Standard Test Method for Determining Tensile Breaking Strength of Glass Fiber Reinforcing Mesh for Use in Class PB Exterior Insulation and Finish Systems (EIFS), after Exposure to a Sodium Hydroxide Solution		
E2110	Standard Terminology for Exterior Insulation and Finish Systems (EIFS)		Finish
E2134	Standard Test Method for Evaluating the Tensile-Adhesion Performance of an Exterior Insulation and Finish System (EIFS)		Finish
E2273	Standard Test Method for Determining the Drainage Efficiency of Exterior Insulation and Finish Systems		(EIFS)
Clad Walls			
E2321	Standard Practice for Use of Test Methods E 96 for Determining the Water Vapor Transmission (WVT) of Exterior Insulation and Finish Systems (EIFS)		
E2359	Standard Test Method for Field Pull Testing of an Exterior Insulation and Finish System Clad Wall Assembly		Place
E2430	Standard Specification for Expanded Polystyrene Thermal Insulation Boards For Use In Exterior Insulation and Finish System (EIFS)		(EPS)
E2485	Standard Test Method for Freeze/Thaw Resistance of Exterior Insulation and Finish Systems (EIFS) and Water Resistive Barrier Coatings		
E2486	Standard Test Method for Impact Resistance of Class and PI Exterior Insulation and Finish Systems (EIFS)		PB
E2511	Standard Guide for Detailing of EIFS-Clad Wall Assemblies		
E2568	New PB Exterior Insulation and Finish Systems (EIFS)		
E2570	New Standard Test Methods for Evaluating Water-Resistive Barrier (WRB) Coatings Used Under Exterior Insulation and Finish Systems (EIFS) or EIFS with Drainage		

## CCBD TG-17 (Effective Date 02/08/2024)

- 18.5 Exterior Wall Systems (IBC 1705.16)
- Exterior Wall Systems

Personnel Type	Required Certification(s)	Minimum Required Experience	Interview
Inspector	EIFS-I, ICC-CBI, ICC-S1, ICC-S2, AWS-CWI	6 months	Yes
Registered Design Professional	CE, SE, ARCH	6 months	Yes

# CCBD TG-50 (Effective Date 04/01/2024)

## TRG-Exterior Walls

### 5.0 REFERENCES:

BAC, Clark County Building Administrative Code  
IBC, International Building Code  
Technical Guidelines

### 6.0 RESPONSIBILITIES:

#### 6.1 Approved Personnel Responsibilities

- Maintain copies of all inspections and laboratory reports at the job site until all special inspection and/or testing is completed.

### 7.0 PROCEDURE:

7.1 Exterior Wall System, Exterior Architectural Features, Stone Veneer, EIFS, Glass Panel and Steel Framing of Walls Daily Inspection Reporting (IBC 1407.6, IBC 1705.16, BAC 22.02.525(B)(1))

#### 7.2 Approved fabricator verification is required for:

- Light gauge pre-engineered components
- When an unapproved fabricator is used on a project the fabricator shall obtain special inspection from an approved agency.

### 8.0 RECORDS:

8.1 Daily inspection reports, test data, non-compliance reports, record of corrections, inspection completion reports, area acceptance reports and ES reports, when applicable, shall be included in the Final Report.

### 10.0 RECORDS:

The submitted Inspection Final and Partial Final Report is a record maintained by CCBD.

# Types of EIFS / Inspections

## Classic EFIS

### Classic EIFS (Barrier)

Dryvit Systems, Parex USA, Sto Corp, Senergy, Master Wall Inc, etc.

### Steel Framing

### Sheathing/Substrate

Gypsum, Wood, Masonry, Concrete

### Moisture Barrier

### Adhesive

### Insulation Board

### Skim/Base Coat

### Reinforcing Mesh

### Finish Coat

### Sealants/Flashing

### Review Plans

Review Deferred Submittals (If Applicable)

Review Manufacturer System

Inspect LG Framing (If Applicable)

Attachment to structure, Embeds/Anchors

Inspect Sheathing/Substrate

Storage, Broken, cracked, missing, screw spacing, layout/staggered joints

Inspect Moisture Barrier

Type, Exp Date, Mixing/Application

Inspect Adhesive

Type, Exp Date, Mixing/Application

Inspect Insulation Board

Backwrapping, Manufacturer, Damage, rasping, layout/staggered joints, voids (>1/16" filled),

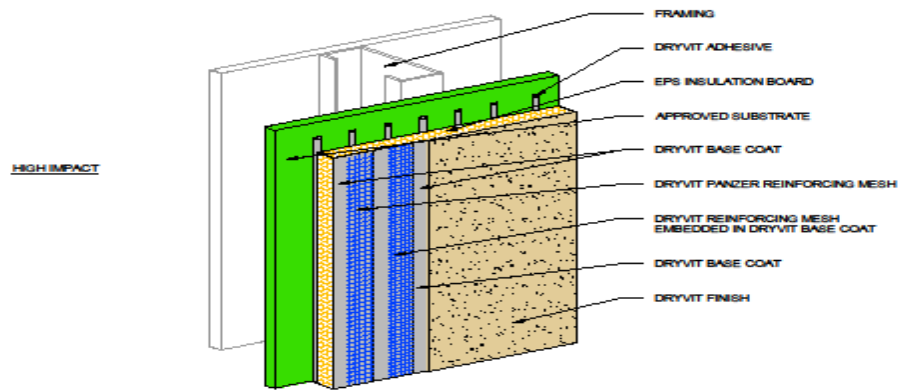
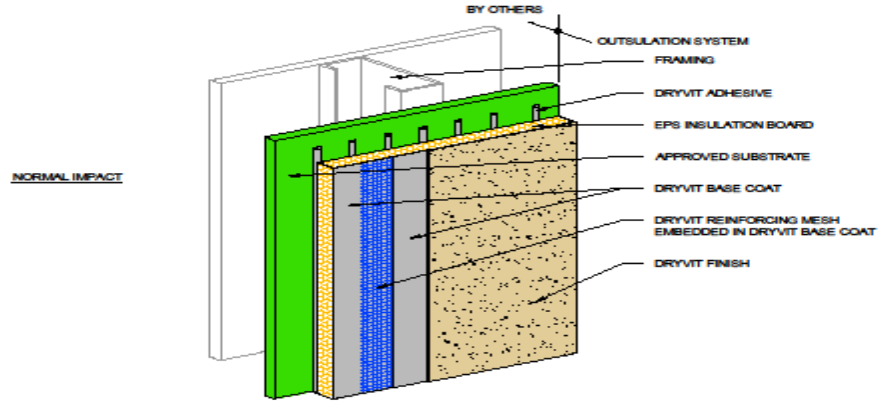
Inspect Primer/Base Coat and Reinforcing Mesh

Mesh installed (corners and wall areas), Base Coat (Manufacturer, mixing/application, exp dates, dry time)

Inspect Finish Coat

(Manufacturer, mixing/application, exp dates, dry time)

Inspect Sealants/Flashing/Penetrations



**NOTE:**  
 1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

The architect, engineering, and design of the project using the Dryvit products are the responsibility of the project's design professional. All products and systems must comply with local building codes and standards. This detail is for general information and guidance only and Dryvit specifically disclaims any liability for the use of this detail. The project design professional determines, in his sole discretion, whether this detail or a functionally equivalent detail is best suited for the project. This detail is subject to change without notice. Contact Dryvit to ensure you have the most recent version.

**Outsulation® System**



Detail: Outsulation System			
Drawn by: KAB	Checked by: CB	Scale: NTS	Date: 8/2023

File Name:	OS 1
------------	------





# Types of EIFS / Inspections Veneer

Steel Framing

Sheathing

Gypsum, Wood, Masonry,

Concrete

Moisture Barrier

Metal Lath

Flashing

Mortar

Stone

Review Plans

Review Deferred Submittals (If Applicable)

Inspect LG Framing (If Applicable)

Inspect Sheathing

Broken, cracked, missing, screw spacing, layout/staggered joints

Inspect Moisture Barrier

Type, Exp Date, Mixing/Application

Inspect Metal Lath

Type, Application, Lap, Stagger, Fasteners

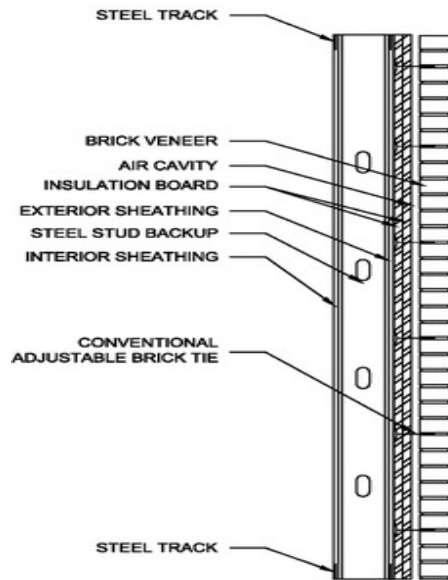
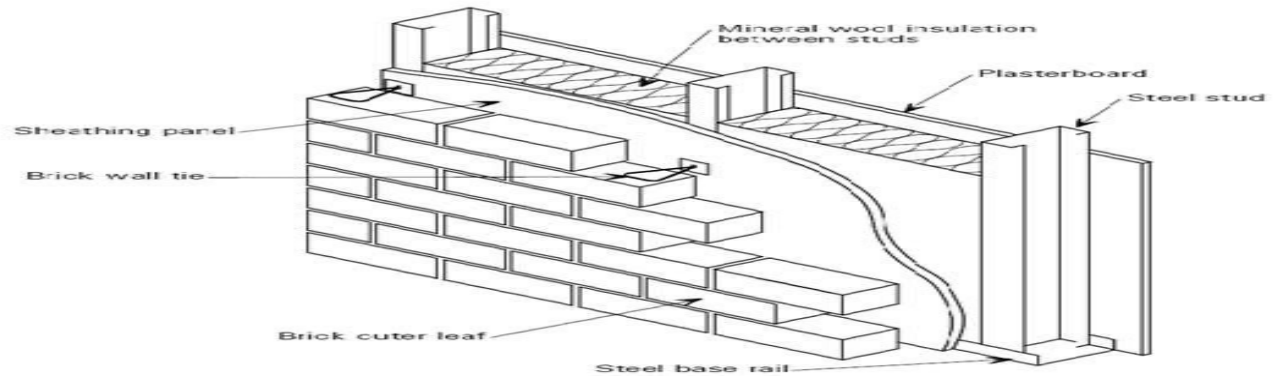
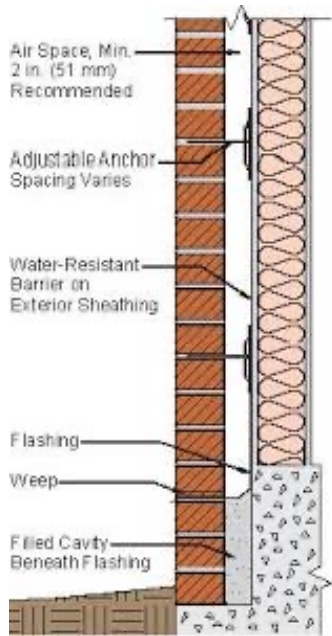
Inspect Mortar

Materials, Mixing, Application

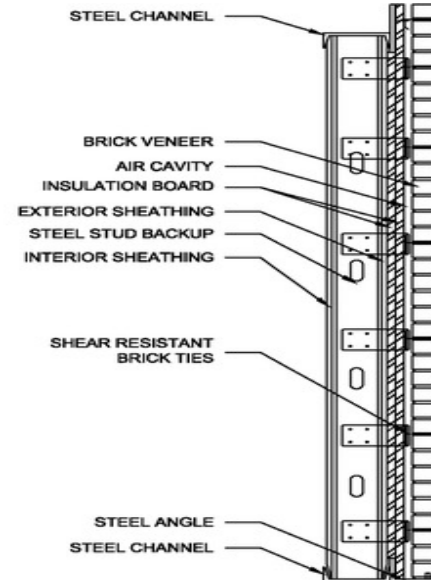
Inspect Stone

Manufacturer, Installation, Attachment

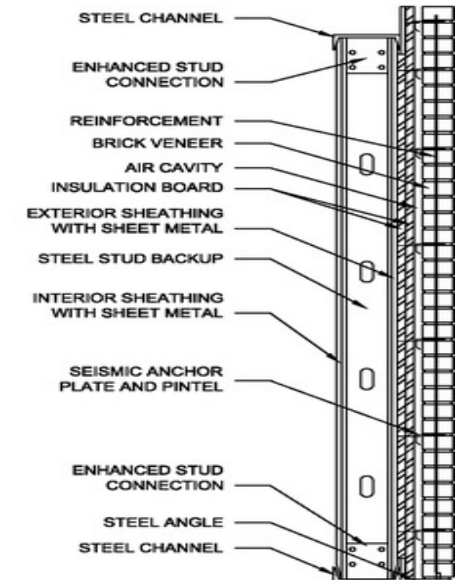
Inspect Sealants/Flashing/Penetrations



(a) Conventional BV/SS



(b) Original PBVSS design



(c) Enhanced PBVSS Design

# Types of EIFS / Inspections Curtain Walls

## Complete Panels

Attachments

## Site Built Panels

Attachments

Framing

Glass/Glazing

Gaskets/Seals

Review Plans

Review Deferred Submittals (If Applicable)

Approved Fabricator (If Applicable)

Inspect Completed Panels

Fabricator, Mark/Piece Number, Locations, Installation,  
Anchors/Fasteners

Inspect Site Built Panels

Framing, tracks, mullions, shear blocks, base sill, trim,  
caps, screws, pressure plates, gaskets/seals, glass/glazing (type, size),  
Anchors/Fasteners, locations

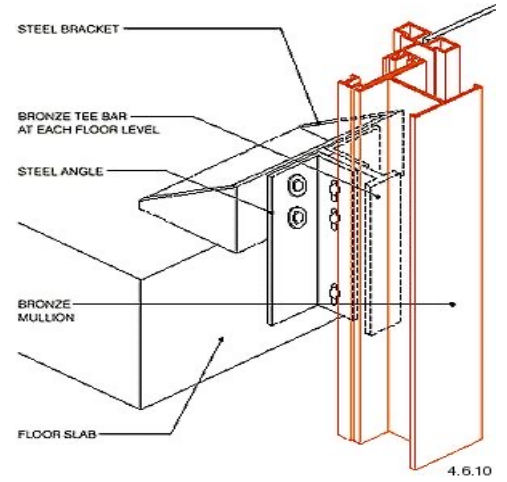
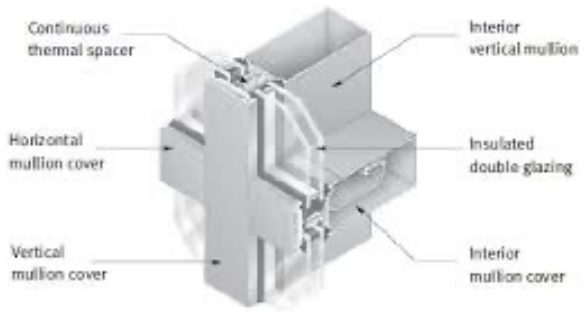
Inspections for Attachment to structure is dependent on the type of attachment

Welded to embed plates

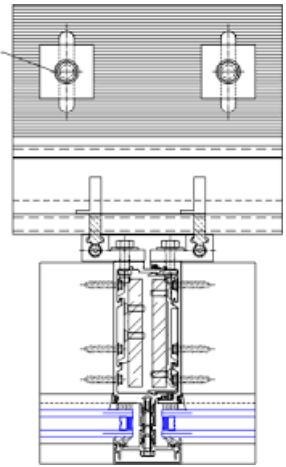
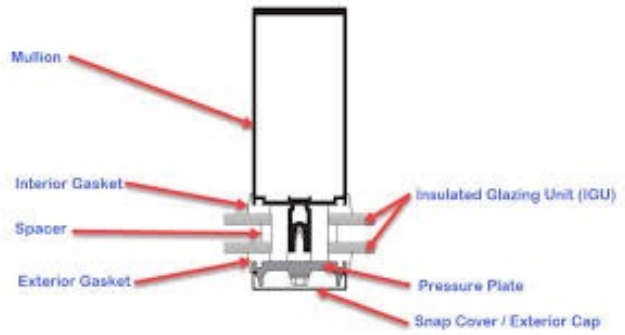
Cast-in anchor channels with T-bolts

Etc.

**System components**



4.6.10



# Reporting

Reporting Per TG-50 TRG-Exterior Walls

Confirm/Document Approved Plans, Permit, QAA

Specs and Approved documents

Confirm/Document Materials per approved documents

Confirm/Document Approved Fabricator (If Applicable)

Confirm/Document ICC ES Report Numbers

Confirm/Document Assembly of EIFS

Confirm/Document Framing (If Applicable)

Confirm/Document Application of Approved Materials

Continuous for hand mixed materials

Confirm/Document Anchor systems (type, length, embed, location and spacing)

Confirm/Document Attachment of EIFS assembly to the structure

Confirm/Document Stone Veneer and/or Architectural installed per manufacturer

Submit Inspection, NCR/RCR Reports  
Daily