



EIFS Update #2

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EIFS Drainage Systems

In our last update we mentioned that EIFS systems applied over wood frame/sheathed structures required the system to have a weather barrier and a drainage feature. What about non wood type structures? Non wood type structures may or may not require drainage; the determining factor depends on building type and not just on building materials. There can be Type V, Group R [UBC/IBC] buildings that do not have wood based sheathing and will still require drainage by code. The new commercial drainage systems available today include a secondary weather barrier such as a liquid membrane that is applied by trowel or roller along with flashing materials for protection around openings in the wall. The drainage medium can be vertical beads of adhesive, grooves in the back side of the EPS foam or a drainage mat type material placed between the secondary weather barrier and the back side of the EPS. The drainage systems utilizing paper based weather barriers and mechanical fasteners are also available for commercial construction however, wind load requirements and the manufacturers suggested details should be checked.

Commercial Drainage systems include the following features:

- A liquid membrane secondary barrier that completely covers the exterior sheathing. Treating the joints in the sheathing boards may be required. This permeable membrane functions as both an air and moisture barrier.
- A drainage medium that allows water to drain quickly and has minimal moisture retention.
- Flashing materials to prevent water from reaching the sheathing.

Drainage Systems must pass ASTM-331 Modified for drainage of water according to ICC- ICBO-ES AC 24.

Drainage systems do cost more than the standard PB type systems. The additional cost ranges from \$1.00 to \$1.50 per square foot. Drainage systems may not be required on every project. A check of the local building codes is necessary to determine what system to use.

When selecting an EIF System it is best to keep in mind that the design and details of the EIFS termination points are the important factor. Walls will perform properly when the

correct components are selected and installed per the manufacturer's specifications. The EIFS manufacturers offer plan reviews and suggestions on details for all their systems. Why not use this available resource?

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