

# Re-siding Dwellings with Stucco or EIFS

Planning and Development Services Department

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Re-siding dwellings with Stucco or Exterior Insulation and Finish Systems (EIFS) requires a building permit. The permit can be secured by the homeowner or their contractor. A contractor's license is not required. All work shall comply with the building code as well as the manufacturer's specification for the chosen product. For stucco, a weather resistive barrier equivalent to two layers of grade D paper is required. The first layer can be a #15 asphalt felt that complies with American Society for Testing and Materials (ASTM) D226 or an approved house wrap. Traditional stucco is a three coat system, having a minimum thickness of  $\frac{3}{4}$  inch. If a thinner coat of stucco is proposed the stucco mix shall have been evaluated by the International Code Council (ICC) Evaluation Service. The evaluation report number is required to be on the bag. There are a number of products on the market which meet this criterion. When securing a permit, it is best to declare the intended type of product. The inspectors will want to see the product on site before they approve the lath inspection.

All EIFS work shall comply with the manufacturer's instructions. The instructions shall be made available to the inspector. The inspector will need to be able to verify the work complies with the manufacturer's instructions.

## INSPECTIONS

An inspection of the installation of the first layer of weather resistive barrier is required. The inspectors will also be looking at how decks, windows, doors and other openings are flashed.

If the second weather resistive barrier consists of a paper backed lath, then a lath inspection is required. There are a number of criteria for lath installation that need to be met. A handout on lath installation and inspection is available on-line or at the permit counter.

If you have any questions about flashing, the installation of lath or the installation of a weather resistive barrier, it is best to discuss your concerns with an inspector prior to doing any work. Inspectors can be reached at (913) 895-6220.