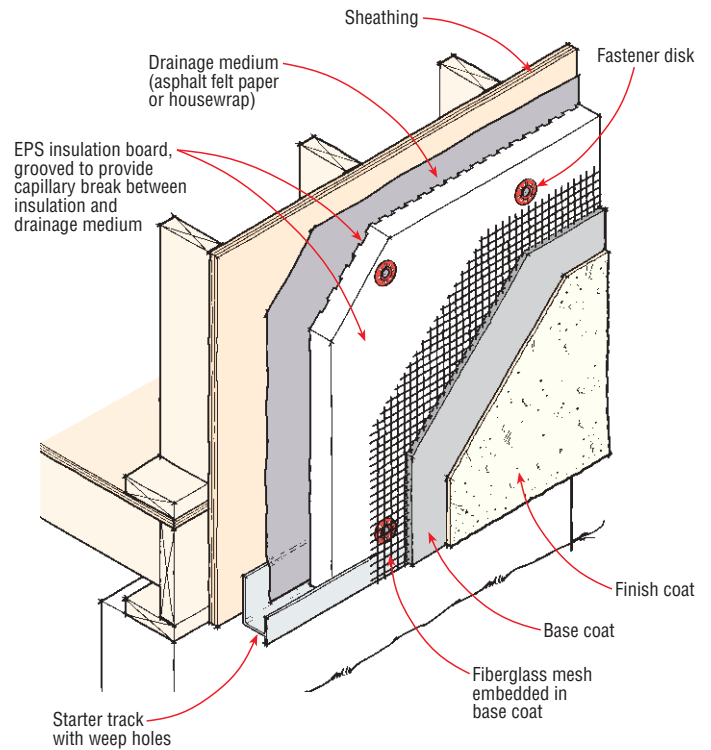


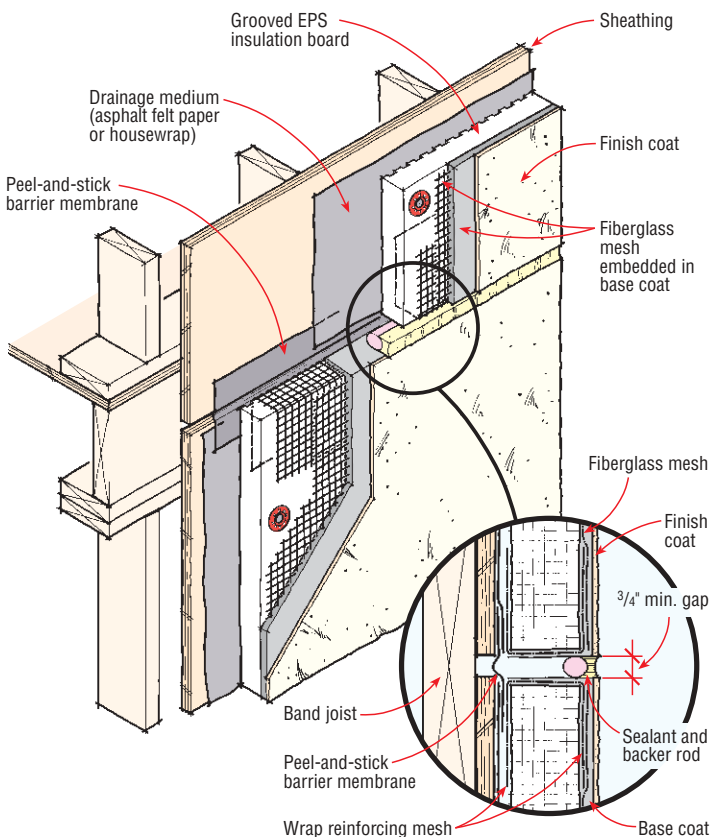
EXTERIOR DETAILS

A drainage EIFS system relies on a drainage medium such as asphalt felt paper or housewrap to protect moisture-sensitive parts of the building against water that gets past the surface coatings. Foam board is attached over the drainage plane using mechanical fasteners; then base coat is troweled onto the foam, and fiberglass mesh is embedded in the base coat. Finally, a finish coat is applied over the reinforced base coat. Effective flashing details and joint sealing are critical to the success of the system. ("Success With EIFS," 11/01)

Drainage EIFS System



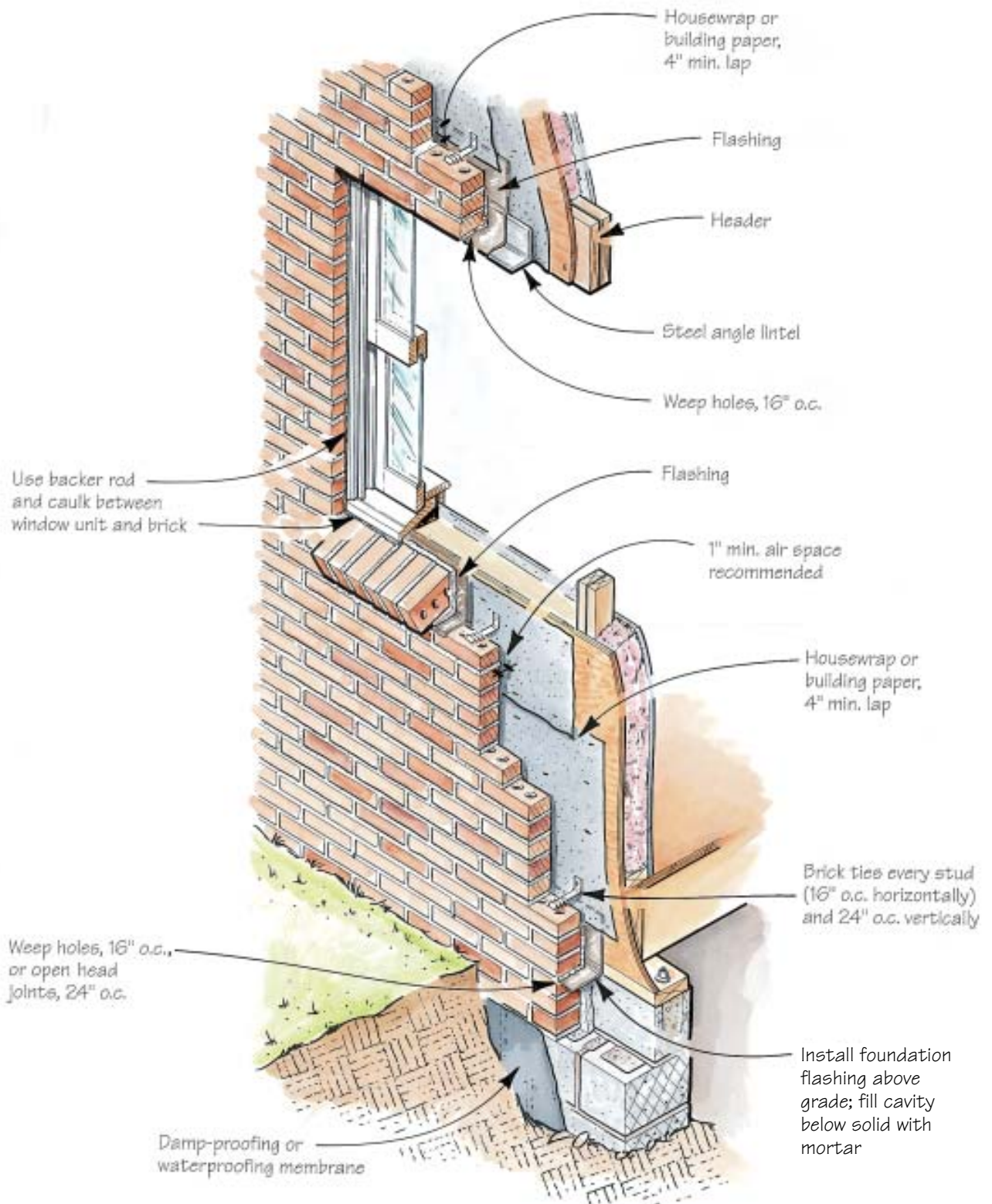
EIFS Movement Joint



The EPS board in an EIFS system can buckle when floor framing shrinks, causing cracks in the surface lamina, unless a movement joint is built into the system. There should be a $\frac{3}{4}$ -inch gap between the sheathing and EPS board, located at or above the mid-line of the band joint. A strip of peel-and-stick membrane should lap over the drainage medium on the lower floor, and under the drainage medium on the upper floor. The expansion joint between EPS boards should be sealed with backer rod and silicone sealant. ("Success With EIFS," 11/01)

EXTERIOR DETAILS

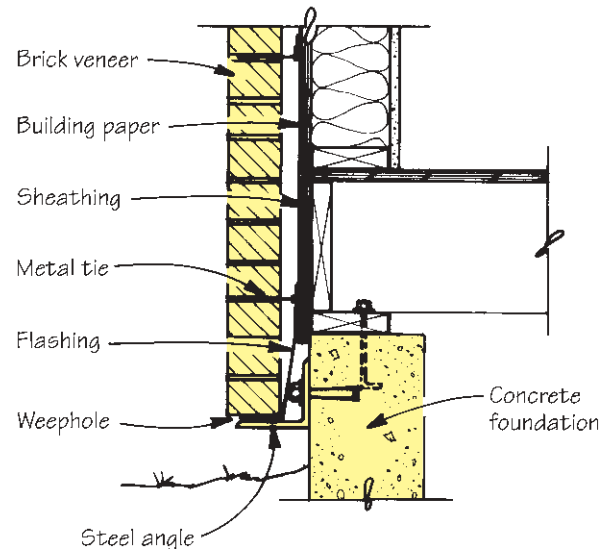
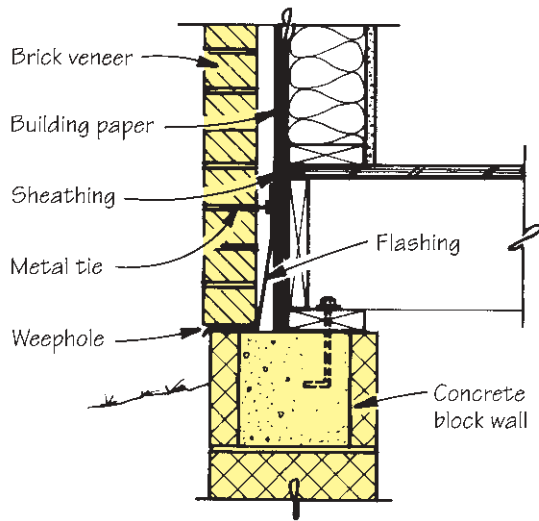
Flashing Brick Veneer



The brick veneer wall rests on a shelf at the top of the foundation, and is anchored to the wood framing by galvanized metal ties at regular intervals. An air space (the Brick Institute recommends 1 inch) behind the brick allows any water that penetrates to drain down to the weep holes at the base flashing. Window and door heads are similarly flashed. ("Getting Started With Brick Veneer," 11/97)

EXTERIOR DETAILS

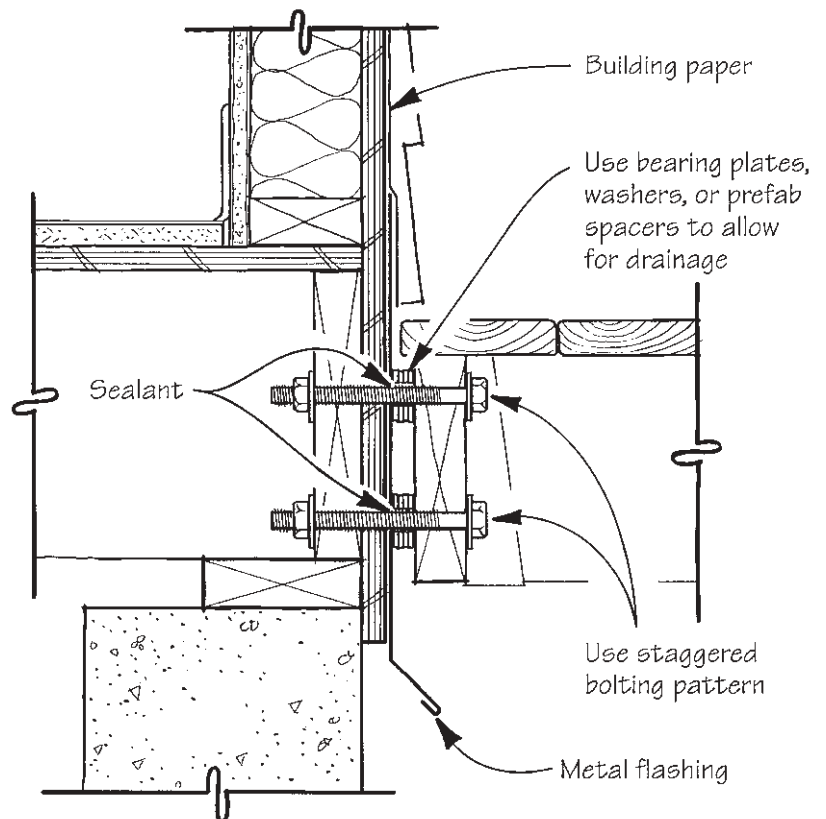
Supporting Brick Veneer



In new construction, foundation walls are poured or laid wide enough to provide a 4-inch shelf for the brick (left). A steel angle bolted onto an existing concrete foundation can support an add-on brick veneer wall up to 14 feet high (right). The steel shelf should be installed above grade. ("Brick Veneer Basics," 6/94)

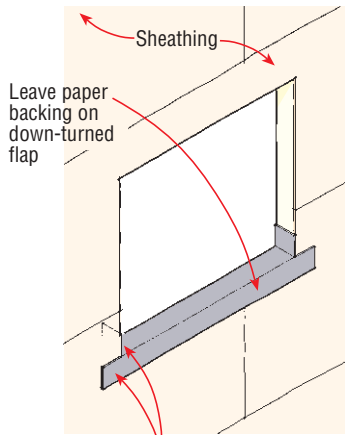
Attaching a Wood Deck Ledger

Properly flashing the ledger ensures that no water can get to the house framing and cause decay. The detail shown here allows water to drain behind the ledger. ("Building Distinctive Decks," 9/98)

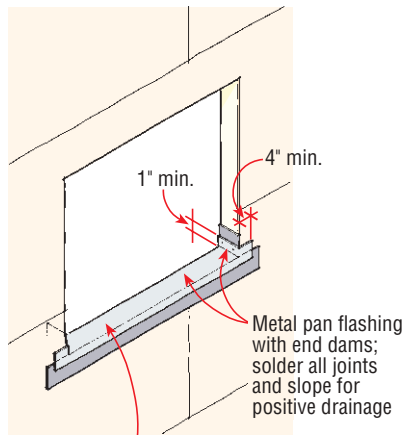


EXTERIOR DETAILS

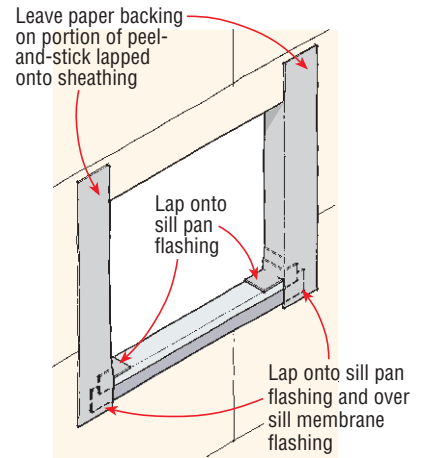
Flashing Window Openings



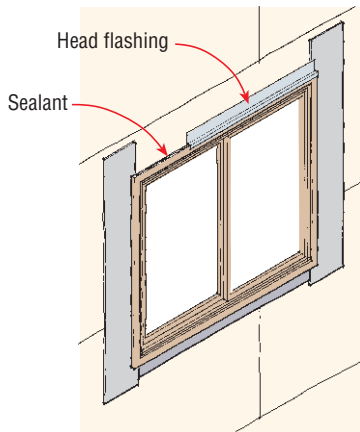
Step 1 – Peel-and-stick membrane flashing cut on ends to allow one leg to turn up jamb and the other to continue onto sheathing.



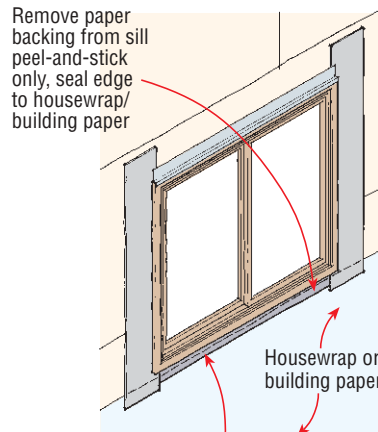
Step 2 – Place pan flashing at sill and fasten through jamb end dams.



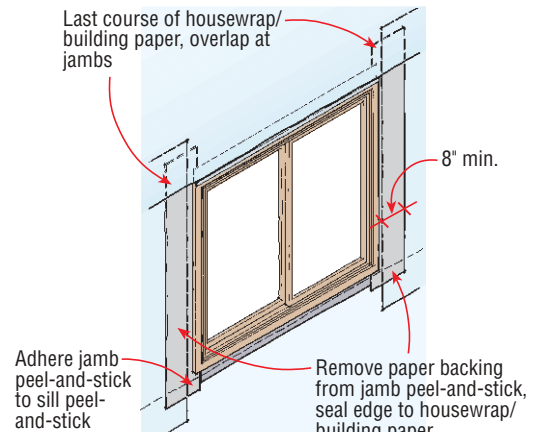
Step 3 – Apply peel-and-stick membrane flashing to jambs.



Step 4 – Install window in continuous bead of sealant (head and jamb locations only). Apply sealant to top of window flange and install head flashing.



Step 5 – Install first course of housewrap or building paper under sill peel-and-stick flashing.



Step 6 – Install next course of housewrap or building paper under jamb peel-and-stick flashing. Install last course over head flashing.

Window openings must be effectively flashed in a way that allows the flashing to tie into the building paper or housewrap that is applied after the window is set. The authors recommend covering the sill framing with a layer of peel-and-stick membrane, then placing a one-piece welded metal pan over the sill membrane. Next, side pieces of peel-and-stick can be installed to lap over the ends of the metal pan for a watertight assembly. The paper backing is left on the edges of the membrane, so that the membrane can later be sealed over the building paper or housewrap drainage plane used to cover the wall sheathing. ("Success With EIFS," 11/01)