



## Clark County Department of Building & Fire Prevention

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<b>Division:</b>	Plans Exam	<b>Policy and Procedure:</b>	BP-PP-122
<b>Subject:</b>	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) PLAN REVIEW PROCEDURES	<b>Effective Date:</b>	03/15/2010
<b>Code:</b>	IBC 2603	<b>Review Date:</b>	10/14/2016

### A. DEFINITION:

Exterior Insulation and Finish System (EIFS) is a non-structural, non-load bearing exterior wall cladding system that consists of foam plastic insulation board attached either adhesively or mechanically, or both, to a substrate; an integrally reinforced base coat; and a textured protective finish coat. In addition to the preceding, EIFS with drainage incorporates a means for drainage and is applied over a water-resistive barrier.

### B. POLICY:

EIFS is regulated under International Building Code (IBC), Section 2603. Some specific aspects of EIFS do not have requirements specified in the IBC and, as such, are only accepted when recognized by an Evaluation Services Report. To ensure consistency in the plan review of EIFS, the following procedures shall be followed:

### C. PROCEDURE:

1. The Type of Construction for the proposed building or structure must be specified on the construction documents.
2. A current Evaluation Services Report Number for the proposed EIFS system must be stated on the construction documents at the time of permit application.
3. All specific locations of where the EIFS product is proposed to be installed must be clearly indicated on the construction documents.
4. Exterior walls of the building or structure required to be of fire-resistant construction shall be clearly indicated on the construction documents with the specific fire-resistance-rating and tested wall assembly details shall be included.
5. Plan elevations and cross-sectional views must be provided to detail all pertinent construction methodology including:
  - Details of materials and methods of attachment for all EIFS components and decorative features;
  - The thickness of all walls and any attached architectural features;
  - The thermal barrier material(s) and installation methodology;
  - Cross-sections of all types of exterior wall assemblies proposed;
  - Substrate material, thickness, and any required test reports; and
  - Foam plastic board materials, densities, and thicknesses.



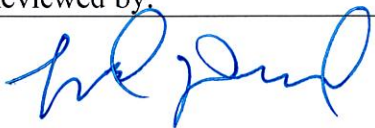
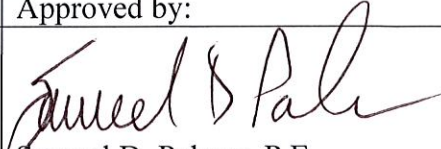
<b>Division:</b>	Building Plans Exam	<b>Code Interpretation:</b>	BP-PP-122
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6. Sufficient details must be provided to ensure proper EIFS application including:
  - All details for attachment to the building or structure to resist structural loading and all structural calculations as required by Chapter 16 of the IBC;
  - All flashing details;
  - All drainage system/weep screed details (when applicable to the specified EIFS);
  - The methodology for affixing (adhesive and mechanical) foam board to substrate materials and foam board to lamina;
  - Back wrapping of all decorative features and edge transiting details;
  - Details of membrane and through penetrations;
  - Bottom or edge of wall termination details; and
  - All expansion joint locations and details.
  
7. Any special inspection requirements must be clearly indicated on the construction drawings and in the Structures Screen of the Naviline database.
  
8. Special conditions for High Rise Construction: (Type I and Type II Construction):
  - Edge of slab details must be provided for all exterior wall conditions. All edge of slab joint details must be included in the construction documents and clearly indicated with the appropriate UL test reports. All edge of slab joints must meet the requirements of Section 715.4 of the International Building Code.

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**Revision History:**

POLICY #	TITLE	Effective Date	Revised	Reviewed
BD-PP-122	Exterior Insulation and Finish Systems (EIFS) Plan Review Procedures	03/15/2010		
BD-PP-122	Exterior Insulation and Finish Systems (EIFS) Plan Review Procedures			12/31/2012
BD-PP-122	Exterior Insulation and Finish Systems (EIFS) Plan Review Procedures			09/17/2013
BP-PP-122	Exterior Insulation and Finish Systems (EIFS) Plan Review Procedures			09/16/2014
BP-PP-122	Exterior Insulation and Finish Systems (EIFS) Plan Review Procedures			09/18/2015
BP-PP-122	Exterior Insulation and Finish Systems (EIFS) Plan Review Procedures			10/14/2016

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