New Exterior Wall Requirements
Take Effect April 1

The building code requires that the exterior walls of structures regulated by the Oregon Residential Specialty Code (with the exception of non-habitable accessory structures) be constructed in such a way that any water that may enter the wall assembly from the exterior can drain out.

A new statewide code amendment provides specific requirements and clarity regarding how to provide the means of drainage when constructing a wall. The amendment is the result of work done by a task force convened by Oregon Building Codes Division to study the issue, and revises Section R703.1 of the 2008 Oregon Residential Specialty Code.

The new code language is included on the other side of this sheet, and the code in its entirety can be viewed on the BCD website at www.bcd.oregon.gov.

Questions and Answers

- ***What is the minimum requirement for providing drainage under ORSC 703.1?***
  A 1/8 inch space shall be provided between the exterior veneer and the required water-resistive barrier. However there are six distinct exceptions addressing enhanced-drainage weather resistive barriers and claddings, pan flashings, tested assemblies, and remodeling.
- ***To which types of siding or cladding will the requirements apply?***
  The requirement will be applicable to all types of cladding regulated by R703.1.
- ***Is flashing addressed in this change?***
  A 1/8 inch space is not required where window sills are equipped with pan flashings which drain to the exterior surface of the veneer in a through wall fashion.
- ***Does this apply to remodels?***
  The requirements of R703.1 are not applicable where the exterior veneer is matching an existing exterior finish as in additions, alterations, or repairs.

Information Required on Plans Submitted on or after April 1

When construction will involve the exterior building envelope, the following information must be included in the construction documents and approved prior to issuance of a building permit:

- Description of the exterior wall envelope components that will provide the means of drainage required by R703.1.1, and
- Specifications for proprietary materials, such as enhanced-drainage wraps, that will be used, and
- Details of window sill through-wall pan flashings, if applicable.

How will the work be inspected?

Lane County, Springfield, Eugene, and The Building Department LLC have developed a **self-certification form** that will be accepted in any of those jurisdictions in lieu of inspection. The general contractor on the project or the owner-builder must sign the form attesting to the fact that the exterior envelope was constructed in accordance with the code requirements. The self-certification forms are available from any of the jurisdictions.

Revised: 6/14/2010

Excerpt from 2008 Oregon Residential Specialty Code Section R703, Exterior Covering:

R703.1.1 Exterior Wall Envelope. To promote building durability, the exterior wall envelope shall be installed in a manner that water that enters the assembly can drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier as required in R703.2, a minimum 1/8 inch space between the water-resistive barrier and the exterior veneer, and integrated flashings as required in R703.8. The required space shall be formed by the use of any non-corrodible furring strip, drainage mat or drainage board. The envelope shall provide proper integration of flashings with the water-resistive barrier, the space provided and the exterior veneer. These components, in conjunction, shall provide a means of draining water that enters the assembly to the exterior.

Exceptions:

1. A space is not required where the exterior veneer is installed over a water-resistive barrier complying with section R703.2 which is manufactured in a manner to enhance drainage and meets the 75% drainage efficiency requirement of ASTM E2273 or other recognized national standards.
2. A space is not required where window sills are equipped with pan flashings which drain to the exterior surface of the veneer in a through wall fashion. All pan flashings shall be detailed within the construction documents and shall be of either a self-adhering membrane complying with AAMA 711-07 or of an approved corrosion-resistant material or a combination thereof. Self-adhering membranes extending to the exterior surface of the veneer shall be concealed with trims or other measures to protect from sunlight.
3. A space is not required where the exterior veneer is manufactured in a manner to enhance drainage and meets the 75% drainage efficiency requirements of ASTM E2273 or other recognized national standards and is installed over a water resistive barrier complying with section R703.2.
4. A space is not required where the exterior veneer is matching an existing exterior finish as in additions, alterations, or repairs.
5. A water-resistant exterior wall envelope shall not be required over concrete or masonry walls designed in accordance with Chapter 6 and flashed according to section R703.7 or R703.8.
6. Compliance with the requirements for a means of drainage, and the requirements of Section R703.2 and Section R703.8, shall not be required for an exterior wall envelope that has been demonstrated to resist wind-driven rain through testing of the exterior wall envelope, including joints, penetrations and intersections with dissimilar materials, in accordance with ASTM E 331 under the following conditions:
   6.1. Exterior wall envelope test assemblies shall include at least one opening, one control joint, one wall/eave interface and one wall sill. All tested openings and penetrations shall be representative of the intended end-use configuration.
   6.2. Exterior wall envelope test assemblies shall be at least 4 feet by 8 feet in size.
   6.3. Exterior wall assemblies shall be tested at a minimum differential pressure of 6.24 pounds per square foot.
   6.4. Exterior wall envelope assemblies shall be subjected to a minimum test exposure duration of 2 hours.

   The exterior wall envelope design shall be considered to resist wind-driven rain where the results of the testing indicate that water did not penetrate: control joints in the exterior wall envelope; joints at the perimeter of openings penetration; or intersections of terminations with dissimilar materials.