

SUBJECT: WATER RESISTIVE BARRIERS OVER EXTREME SIPS

The purpose of this technical bulletin is to provide guidelines for the use of Water-Resistive Barriers applied to the exterior of SIPs walls.

THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) REQUIRES:

SECTION R703 – EXTERIOR COVERING

R703.1 General: Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.8. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior veneer as required by Section R703.2 and a means of draining water that enters the assembly to the exterior.

THE 2018 INTERNATIONAL BUILDING CODE (IBC) REQUIRES:

SECTION 1403 – PERFORMANCE REQUIREMENTS

1403.2 Weather protection: Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing, as described in Section 1405.3. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior veneer, as described in Section 1404.2, and a means for draining water that enters the assembly to the exterior.

EXTREME SIPS ICC ESR-4524 REPORT STATES:

“The exterior face of wall SIPs is required to be covered with a wall covering complying with the applicable code or recognized in a current ICC-ES evaluation report. A water-resistive barrier must be installed over the panels in accordance with IBC Section 1404.2, IRC Section R703.2, BNBC Section 1406.3.6, and UBC Section 1402, as applicable, prior to application of the wall covering. Where Portland cement plaster is used, compliance with IBC Sections 2510 and 2512, IRC Section R703.6.3 or UBC Section 2506.4, as applicable, is necessary. All exterior panel joints must be sealed with a compatible acrylic latex caulk.”

THE IRC AND IBC DEFINITION OF A WATER-RESISTIVE BARRIER IS:

Water-Resistive Barrier: A material behind an exterior wall covering intended to resist liquid water that has penetrated behind the exterior covering from further intruding into the exterior wall assembly.

Therefore, Extreme Panels recommends that a water-resistive barrier recognized by ICC-ES be installed over Extreme SIPs used as exterior walls.

Current ICC-ES report holders for water-resistive barriers can be obtained by visiting the ICC-ES website at www.icc-es.org and navigating to Evaluation Reports, CSI List, Section 0728 – Water-Resistive Barriers.