Reset Form

PROPOSAL FOR CODE CHANGE

State Form 41186 (R3 / 5-10)

INSTRUCTIONS:
1. *Only a TYPED copy will be accepted.*
2. *~~Dashed line through material to be deleted~~; underline or bold face material to be added.*
3. *Use a second sheet for any material requiring more space.*
4. *Return this completed form to: Indiana Department of Homeland Security, Code Services, 402 West Washington Street, Room W246, Indianapolis, Indiana 46204.*

Leadership for a Safe and Secure Indiana

FOR OFFICE USE ONLY		
Received	Code	Proposal number

Code title: International Residential Code	Edition: 2018
Section number and title: Section R703 Exterior Covering	Page number:
Proponent: Jennifer Carroll	Representing (*if applicable*): Realtor, Southern Indiana Realtors Association
Address (*number and street, city, state, and ZIP code*): Semonin Realtors, 3707 Charlestown Road, New Albany, IN 47150	Telephone number: (502) 693-2300

PROPOSED CODE CHANGE *(check one)*

☐ Change to read as follows ☑ Add to read as follows ☐ Delete and substitute as follows ☐ Delete without substitution

Installation of manufactured stone veneer (MSV), as an exterior material, shall be installed by the guidelines set forth by the Masonry Veneer Manufacturers Association (MVMA). Specifically, there shall be a weep screed installed with all applications, and proper distance termination of the product, as indicated in the attached "Installation Guide and Detailing Options for Compliance with ASTM C1780 For Adhered Manufactured Stone Veneer 5th Edition, 2nd Printing".

Supporting Attachments:
(1) Home Team MSV Data (11 pages)
(2) Bone Dry MSV Data (10 pages)
(3) Installation Guide and Detailing Options for Compliance with ASTM C1780 for Adhered Manufactured Stone Veneer 5th Edition, 2nd Printing (78 pages)

REASON STATEMENT AND FISCAL IMPACT

As a top selling Realtor, I have been involved with many sales and purchases of homes which have a manufactured stone veneer exterior. Contrary to the manufacturer recommendations, there are few builders who are following these guidelines. In particular, the primary issues are (1) the lack of weep screed, and (2) improper termination of the product. Attached are two presentations, prepared by two experts, with whom I work on a regular basis, one who is a licensed home inspector with additional certification for inspecting this product, Jason O'Leary, Certified by Exterior Design Institute, EDI, for invasive EIFS inspection, and one who is the owner of a roofing and masonry company, Louie Leger, Bone Dry Roofing. What you'll see in the presentations, which is most compelling, are the failures that result from improper installation of this product, which includes moisture issues, resulting in extensive rot, deterioration and mold, all of which impact the health of the consumer, and burden the consumer with tremendous financial impact to remedy. I believe if you do not enforce a change of code, which forces the builder to install this product as recommended by the manufacturers, the long term impact on the consumer will be catastrophic, as it was with improper installation of synthetic stucco in past years. This will become a similar epidemic, and already is. The fiscal impact to the consumer FAR outweighs the added cost to a builder to properly install the product.

REVIEW RECOMMENDATION

Approve
Reject
Approve as amended
Further study