DENVER AMENDMENT PROPOSAL FORM
FOR CPD INTERNAL PROPOSALS TO THE 2016 DENVER BUILDING CODE AMENDMENTS AND THE 2018 INTERNATIONAL CODES

2018 CODE DEVELOPMENT CYCLE

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Date: 4/18/2019

2) Proposals should be drafted in Word with the only formatting that is needed being BOLDING, STRIKEOUT AND UNDERLINING. Please do not provide additional formatting such as tabs, columns, etc.

Please use a separate form for each proposal submitted.

Is separate graphic file provided (Yes or No):

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<td>IBC</td>
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AMENDMENT PROPOSAL

Please provide all of the following items in your amendment proposal.

Code Sections/Tables/Figures Proposed for Revision:

DBC-IRC R903.2.6 Stucco

Proposal:

Delete Denver amendment and substitute as follows

**Section R903.2.6 Stucco is added:**

*R903.2.6 Stucco.* Exterior wall finishes such as, but not limited to, stucco and siding on walls extending above the roof shall terminate a minimum of 8 inches above the finished roofing of a flat roof and 2 inches above shingle, shake and tile roofs.

**Section R703.1.2 Clearances above roof covering is added:**

*R703.1.2 Clearances above roof covering.* Where manufacturer’s installation instructions do not provide clearances to roof coverings, the following clearances between wall covering and roof covering shall apply:

1. Minimum of 6 inches above roof coverings installed on roof slopes less than two units vertical in 12 units horizontal.
2. Minimum of 2 inches above roof coverings installed on roof slopes 2 units vertical in 12 units horizontal or greater.

Supporting Information:

NOTE: There are two proposals for this section. Option 1 proposes deletion without substitution. Option 2 (this one) retains the amendment with modification and relocation.

Purpose: To place provisions related to wall covering in the appropriate chapter, Chapter 7, Wall Coverings. To consistently reference the slope of the roof for the clearances.

Reason: The current Denver amendment requires a more restrictive clearance for wall coverings above roof coverings than the IRC requires above exposed earth and paved surfaces. This contradiction is excessive.

Substantiation:

November 15, 2005
1) One dimension is in reference to a “flat roof” the other is in reference to a type of roof covering. This is inconsistent and leaves holes and confusion in the intent.

2) Clearances in the IRC to exposed earth and paved areas have been long established and are less restrictive than the Denver amended clearances above roofs. By using these well-established clearances, the Denver amendments carry more justification and less contradiction to the 2018 IRC.

3) To retain ease of inspection, dimensions are provided that are not related to specific material types or products, however, the proposal references the manufacturer’s instructions for maximum freedom of construction when instructions are available.

4) Placing this provision under R703.1, General, minimizes the section numbering impact of this amendment and makes it a general provision that applies to all exterior coverings.

THE FOLLOWING INFORMATION IS IDENTICAL TO WHAT WAS PROVIDED IN THE OPTION 1 PROPOSALS

5) For exterior plaster (stucco), clearances to the weepscreed are provided in IRC section R703.7.2.1 as provided below:

R703.7.2.1 Weep screeds. (PARTIAL QUOTE OF SECTION)
The weep screed shall be placed not less than 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas

6) For EIFS, clearances to the termination are provided in IRC R703.9.1, item 5, as provided below:

R703.9.1 Exterior insulation and finish systems (EIFS).
EIFS shall comply with the following:
5. EIFS shall terminate not less than 6 inches (152 mm) above the finished ground level.

7) For adhered masonry veneer, clearances are provided in IRC 703.12.1, as provided below:

R703.12.1 Clearances. On exterior stud walls, adhered masonry veneer shall be installed:
1. Minimum of 4 inches (102 mm) above the earth;
2. Minimum of 2 inches (51 mm) above paved areas; or
3. Minimum of 1/2 inch (12.7 mm) above exterior walking surfaces that are supported by the same foundation that supports the exterior wall.

8) For wood siding, clearances are provided in IRC 317.1, item 5, as provided below:

R317.1 Location required. Protection of wood and wood- based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1
5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather.

9) For vinyl siding, IRC R703.11.1 requires installation according to manufacturer’s installation instructions. Example instructions from CertainTeed and Foundry are provided below and require only a ½” clearance:

Link: [https://www.certainteed.com/resources/CTS205_2.pdf](https://www.certainteed.com/resources/CTS205_2.pdf)

![Installing trim at roof line](image)

**Installing trim at roof line**
To prevent water infiltration along the intersection of roof and wall, install flashing before installing J-channel. At points where vinyl siding and accessories will meet at a roof line—such as areas where a gable dormer or a second story side wall intersect with the roof—it’s best to position the J-channel so it is a minimum of 1/2” away from the roof line. Placing the J-channel directly on the roof line would subject it to a build-up of heat, which could result in excessive expansion.

**NOTE:** If you use more than one length of J-channel to span a wall surface, be sure to overlap them 3/4".
J-Channel Over the Roof Lines

- The J-Channel should be at least a 1/2" (12.7mm) up from the roof line. Chalk a straight line on roof flashing to guide J-Channel installation (FIG 27).

  NOTE: Do not use red chalk, as this will stain your house.

- Place the fastener closest to the roof line, at the far end of the nail hem slot (not centered). This ensures the siding will expand away from the J-Channel.

- When using more than one piece of J-Channel, modify the upper piece by notching the back section so it can lap underneath the piece above it (FIG 27A).

10) Polypropylene siding, IRC R703.14.1 requires installation according to manufacturer’s installation instructions. Examples are the same as for vinyl siding.

11) Various other manufactured products provide details for appropriate clearances as they have determined for the performance of their products. Examples are provided below:
**Referenced Standards:**

Click or tap here to enter text.

List any new referenced standards that are proposed to be referenced in the code.

**Impact:**

There is no anticipated impact to the cost of design and construction, other than possibly saving cost from repair if an installer follows the guidance from the manufacturer of the product they are installing without realizing the Denver amendment to wall covering located in the roofing amendments.

**Departmental Impact:**

In plan review, the department would be wise to guide their customers into obtaining, reviewing and following the manufacturer’s installation instructions.

In inspection, the work may be made more difficult due to inspectors applying more specific provisions for the installation of various products.

In administration, the department will need to be confident in using their authority of interpretation to apply these clearances to roof surfaces as guided by the provisions related to paved surfaces.