



# Exterior Insulation Finish System (EIFS)

## For Housing

The Building Standards Department issues Builder Tips as part of our customer service program. They are designed to provide an improved understanding of the Building Code and to reduce the costs associated with correcting infractions. Please contact your area building inspector for further information or call the Building Standards Department at 905.475.4848 extension 2189

### 9.27.14. Exterior Insulation Finish Systems

#### 9.27.14.1. Application

(1) Except as provided in Sentence (2), this Subsection applies to exterior insulation finish systems (EIFS) that

(a) are covered in the scope of CAN/ULC-S716.1, “Standard for Exterior Insulation and Finish System (EIFS) - Materials and Systems”, and

(b) have a geometrically defined drainage cavity with a minimum cavity depth of 6 mm and an open area equal to not less than 13% of the area of a full-size EIFS panel.

(See Note A-9.27.14.1.(1))

(2) EIFS that are not covered by Sentence (1) shall comply with Part 5.

#### 9.27.14.2. Materials

(1) The materials used in EIFS shall conform to CAN/ULC-S716.1, “Standard for Exterior Insulation and Finish Systems (EIFS) - Materials and Systems”.

(2) The substrate on which the EIFS is installed shall

(a) be compatible with that particular system, and (See Note A-9.27.14.2.(2)(a))

(b) comply with the structural requirements for sheathing materials stated in Section 9.23.



### **9.27.14.3. Design and Installation**

(1) The design of an exterior insulation finish system shall comply with CAN/ULC-S716.3, “Standard for Exterior Insulation and Finishing Systems (EIFS) - Design Application”.

(2) The installation of an exterior insulation finish system shall comply with CAN/ULC-S716.2, “Standard for Exterior Insulation and Finishing Systems (EIFS) - Installation of EIFS Components and Water Resistive Barrier”.

## **5.9.4. Exterior Insulation Finish Systems**

### **5.9.4.1. Structural Loads, Heat Transfer, Air Leakage, Vapour Diffusion and Water Penetration**

(1) Exterior insulation finish systems and their components shall comply with

(a) Subsection 5.1.4. and Sections 5.3 to 5.6., and

(b) CAN/ULC-S716.1, “Standard for Exterior Insulation and Finish System (EIFS) - Materials and Systems”, where covered in scope of that standard. (See Note A-5.9.4.1.(1)).

## **OBJECTIVE.**

Most EIFS cladding manufacturers have either a Minister’s Ruling, Building Materials Evaluation Commission (BMEC) ruling or a Canadian Construction Materials Centre (CCMC) evaluation for their systems. In general, these evaluations usually require the installation of these systems to be an inert material like a cementitious panel or glass mat faced gypsum sheathing board. Therefore, EIFS products should not be installed directly over a wood substrate (OSB or plywood sheathing) unless they have been evaluated, by one of the authorities noted above with the product attached directly to OSB or plywood sheathing.



The builder should ensure that they and the EIFS installer have a complete understanding of the product's evaluation report prior to installing the system. The installer must be approved by the manufacturer to install their product. A copy of the evaluation report should be provided to the local municipality as part of the information provided for the permit application. If the EIFS is not approved to the Building Code reference standard in Sentence 9.27.14.1.(1) and have a drainage cavity as described in Sentence (2) the EIFS must comply with Part 5 of the Building Code. Each EIFS manufacturer has its own approved method of installation. For more information about EIFS products please visit the EIFS Council of Canada website at [EIFS Council of Canada](http://EIFS Council of Canada)

