



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
Construction Services Division
Municipal Services Building - Concourse Level
1401 John F. Kennedy Boulevard
Philadelphia, Pennsylvania 19102

EZ PERMIT STANDARD

PARTY WALL PROTECTION

For Applications of Exterior Wall Coverings
to address Party Wall Protection

Revised 7/26 (IRC-21 / IBC-21)

EZ Permit Standard: Party Wall Protection

Obtain permits for the application of exterior wall sidings for the purpose of finishing walls exposed during demolition (including party walls and independent bearing walls abutting party walls) without submitting plans by meeting the Conditions and Design Limitations below. Any deviations from this permit standard will result in permit revocation.

Conditions

- Installation must fully comply with the requirements of the 2021 International Residential Code (IRC) and the 2021 International Building Code (IBC). Buildings under the scope of the 2021 IRC shall include detached one- and two-family dwellings and townhouses not more than 3 stories above grade in height with a separate means of egress and their accessory structures, all other shall be covered under the 2021 IBC.
- Exterior Insulation Finish Systems subject to special inspections **are not** applicable to the EZ permit process.
- EZ permit process **shall not** be applicable to buildings listed as historic as established by the Philadelphia Historical Commission without prior approval, contact the staff at preservation@phila.gov in the planning stages of your project.
- Wall covering must be installed no more than 60 days after the wall is exposed.
- Final inspection of an associated demolition permit shall not be passed until the wall covering is installed and passed L&I inspection.

Exterior Wall Covering Application Types

Work shall conform to the requirements of the governing code (IBC 2021 or IRC 2021) with regard to the proposed wall covering application type. If a wall covering type other than exterior plaster & stucco is being utilized, please submit a completed copy of the EZ Exterior Wall Coverings Standard with application identifying the proposed wall covering type.

General Construction Requirements

- To conform with IBC 2021/IRC 2021 code prescriptive requirements of the specific exterior wall covering applications proposed
- All proprietary applications to be installed in accordance to manufacturer's installation instructions
- Manufacturer's installation instructions to be provided in field for inspectors
- Wall covering fasteners shall be with approved aluminum, stainless steel, zinc-coated, or other corrosion- resistive fasteners unless specified otherwise.
- Walls must be carefully examined with regard to its existing condition for physical adequacy to accept the proposed wall covering treatment.

Flashing

- Corrosion resistant, shingle fashioned application to extend to surface of exterior wall finish
- To be installed in the following locations:
 - Built-in gutters
 - Under & at the ends of all copings/sills
 - Continuously above all wood trims
 - Wall / Roof intersections
 - At chimney or other masonry construction intersections with frame/ stucco walls, with protecting lips on both sides under stucco coping

Water-Resistive Barrier

- Min. one (1) layer of No. 15 asphalt felt to comply with ASTM D226 Type 1, ASTM E2556 Type 1 or 2, ASTM E331 OR other approved water resistive barrier in accordance with manufacturer's installation instructions
- To be applied over studs or sheathing
- Continuous to top of wall, and terminated at penetrations and building appendages
- Lapping: Min. 2-in horizontal lap of upper layer over lower layer; Min. 6-in lap at all joints
- Water-resistive vapor permeable barrier to be applied where specified by exterior wall covering application type



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Exterior Plaster & Stucco

- Installation to be in conformance with ASTM C926 or ASTM C1063.
- No work to be performed when ambient temperature is below 40°F. Applications to be protected from freezing for a period not less than 24 hours after set has occurred.
- *Metal/wire lath backing*: Three (3) Coat Layer
- *Masonry, Concrete, Pressure-treated or Decay-Resistant Wood*: Two (2) Coat Layer
 - Each coat shall be kept in moist condition for at least 48 hours prior to application of the next coat. [Except *ASTM C926 applications*]
 - Minimum curing times shall be maintained prior to application of next coat.

Plaster Coating System	Layer	Min. Curing Time Prior to Next Layer
Two Coats	First	7 days
Three Coats	First	48 hours
	Second	7 days

Cement Materials (Exterior Plaster & Stucco):

Installed in accordance with one of the following:

- Masonry cement conforming with ASTM C91 Type M, S or N
- Portland cement conforming with ASTM C150 Type I, II or III
- Blended hydraulic cement conforming to ASTM C595 Type IP, IS (<70), IL or IT (S<70)
- Hydraulic cement conforming to ASTM C1157 Type GU, HE, MS, HS, MH
- Plastic (stucco) cement conforming to ASTM C1328

Weep Screed (Exterior Plaster & Stucco):

- Corrosion Resistant Weep Screed OR Plastic Weep Screed
- Min. 0.019-in (No. 26 Galvanized Sheet Gage)
- Min. Elevation Above Grade: 4-in for Earth; 2-in for Paved Areas
- Min. vertical attachment flange of 3½-in, at or below foundation plate line on exterior stud walls
 - Water Resistant Barrier to lap attachment flange
 - Exterior lath to cover and terminate on attachment flange

Fastening (Lath) (Exterior Plaster & Stucco):

- 11 Ga nails, 1½-in long, with 7/16" head OR
- 16 Ga staples, 7/8" long
- Max. Spacing: 6-in O.C. along framing member or 24-in O.C. between framing members



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Water Resistive Barrier (Exterior Plaster & Stucco):

Where a water-resistive barrier is installed over wood-based sheathing, the water-resistive barrier shall comply with one (1) of the following:

- Minimum two (2) layers of 10-minute Grade D Paper, OR have a water resistance equal to or greater than two (2) layers of a water-resistive barrier complying with ASTM E2556, Type I, installed in the following manner:
 - Individual layers to be installed independently such that each layer provides a separate continuous plane
 - Flashing to be installed and intended to drain to the water resistive barrier shall be directed between layers
- Sixty (60)-minute Grade D paper or have a water resistance equal to or greater than one layer of a water-resistive barrier complying with ASTM 2556, Type II, installed in the following manner:
 - Water Resistive Barrier shall be separated from the stucco by a layer of foam plastic insulating sheathing or other non-water-absorbing layer, or a designated drainage space.

Drainage Layer Installation (Exterior Plaster & Stucco):

A drainage layer shall be installed on the exterior side of the water resistive barrier layer as follows:

- A space or drainage material not less than 3/16-inch in depth OR
- Drainage layer with a drainage efficiency of not less than 90 percent, as measured in accordance with ASTM E2273 or Annex 2 of ASTM E2925.

Plaster Thickness (Exterior Plaster & Stucco):

Finished thickness of plaster shall conform to dimensions of [2021 IRC Tables R702.1(1) & R702.1(3)] for respective plaster bases.

TABLE R702.1(1) THICKNESS OF PLASTER

PLASTER BASE	FINISHED THICKNESS OF PLASTER FROM FACE OF LATH, MASONRY, CONCRETE (inches)	
	Gypsum Plaster	Cement Plaster
Expanded metal lath	$\frac{5}{8}$, minimum ^a	$\frac{5}{8}$, minimum ^a
Wire lath	$\frac{5}{8}$, minimum ^a	$\frac{3}{4}$, minimum (interior) ^b $\frac{7}{8}$, minimum (exterior) ^b
Gypsum lath ^g	$\frac{1}{2}$, minimum	$\frac{3}{4}$, minimum (interior) ^b
Masonry walls ^c	$\frac{1}{2}$, minimum	$\frac{1}{2}$, minimum
Monolithic concrete walls ^{c, d}	$\frac{5}{8}$, maximum	$\frac{7}{8}$, maximum
Monolithic concrete ceilings ^{c, d}	$\frac{3}{8}$, maximum ^e	$\frac{1}{2}$, maximum
Gypsum veneer base ^{f, g}	$\frac{1}{16}$, minimum	$\frac{3}{4}$, minimum (interior) ^b
Gypsum sheathing	—	$\frac{3}{4}$, minimum (interior) ^b $\frac{7}{8}$, minimum (exterior) ^b

a) When measured from back plane of expanded metal lath, exclusive of ribs, or self-furring lath, plaster thickness shall be $\frac{3}{4}$ inch minimum.

b) When measured from face of support or backing.

c) Because masonry and concrete surfaces may vary in plane, thickness of plaster need not be uniform.

d) When applied over a liquid bonding agent, finish coat may be applied directly to concrete surface.

e) Approved acoustical plaster may be applied directly to concrete or over base coat plaster, beyond the maximum plaster thickness shown.

f) Attachment shall be in accordance with Table R702.3.5.

g) Where gypsum board is used as a base for cement plaster, a water-resistive barrier complying with [Section R703.2](#) shall be provided.