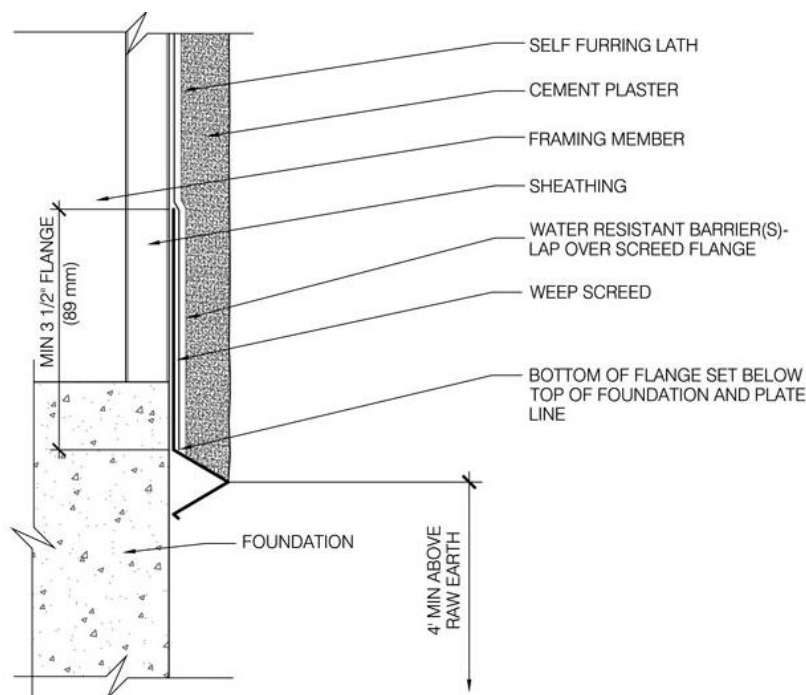


**Overview:** Cement plaster over framed walls per IBC section 2512 requires a weep screed at the foundation plate line that will allow trapped water to drain to the exterior. The screed may be a “V” shape (Fig. 1) or a more traditional casing bead style (Fig. 2). Weep holes are advised, but not mandatory.

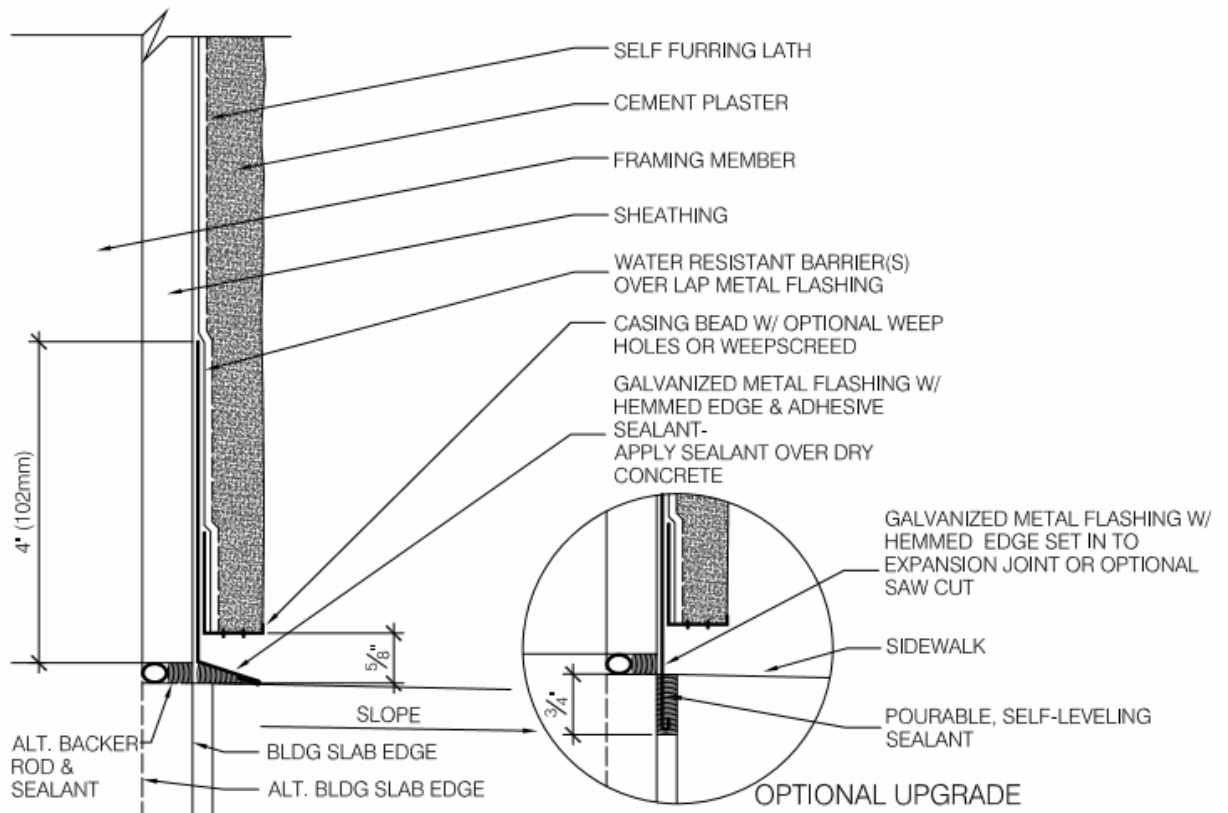
**History:** The weep screed was invented by an architect working for the Federal Housing Administration (FHA) in 1965 and first known as FHA screed. Weep screed was made part of the building code in 1970 with additional requirements added through subsequent code revisions over the years with the latest coming in 2001.

#### NOTES:

- The weep screed should be a minimum 26 Ga galvanized steel, aluminum or plastic material
- The nailing flange should be a minimum 3 ½ inches tall
- The nose (weep point) should be set one-inch below the foundation plate line
- The weep point should be 4-inches above raw earth or 2-inches above paved surfaces
- Intersection joints may be abutted, sealing the joint is not required
- The screed must be secured to framing so as not to move during application of plaster
- Water-resistant barrier(s) shall lap the nailing flange, unless an alternate design is approved
- See Figure 2 for alternate design when a 2-inch clearance is not available
- Weep screed is not required on masonry or concrete walls



**FIGURE 1**



**FIGURE 2**

**NOTES:** Figure 2 is an alternate for conditions where a 2-inch clearance to paved surfaces is not available or practical. This detail is considered a code “alternate” and must be approved by the local building official. This detail has been approved and used successfully in marine and wet regions of the country. Snow build-up regions (freeze/thaw) should be considered before establishing clearances.

- The hemmed edge on the optional upgrade facing outward will enhance protection against moisture intrusion.
- The galvanized metal flashing may also be installed prior to sidewalk and extend to earth prior to pouring the paved surface (sidewalk). Use requires approval of local building official as an alternate per section 104 of the building code.

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