

Stucco and Siding Installation

A building permit is required prior to the installation of exterior siding or stucco. Permits are not required for small repairs to existing exterior siding or stucco less than ten square feet of wall area. A minimum of two inspections are needed when installing stucco or siding. The first inspection would be after the installation of weather resistant barrier or lath has been completed, all penetrations have been sealed and any required flashings installed. The second inspection would be a final, after all work has been completed.

PLYWOOD SIDING must be approved for exterior siding use. All approved plywood sidings will have a stamp on the back surface specifically identifying the allowable use. Vertical joints shall occur over framing members and shall be sealed with caulking or covered with battens. Horizontal joints shall be flashed with Z-flashing and blocked with solid wood framing. Plywood sidings should be nailed to studs with 8d box or common hot dipped galvanized nails spaced 6 inches along edges and 12 inches in the field. The use of non-galvanized fasteners will cause rust if not painted on a regular basis.

LAP SIDINGS are horizontally placed panels made of lumber, metal, vinyl, or composite board. Manufactured lap siding shall be installed to approved manufacturers' instructions. Unless otherwise specified nails used to fasten the siding to wood studs shall be corrosion resistant round head smooth shank and shall be long enough to penetrate the studs at least 1 inch.

UNDERLAYMENT FOR SIDINGS can be a minimum of one layer of No.15 asphalt felt or other approved material, and shall be attached to the studs or sheeting with flashings as required providing a continuous water-resistive barrier behind the exterior wall veneer. Any tears must be repaired and all penetrations sealed.

FLASHINGS shall be installed in such a manner as to prevent moisture from entering or to redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies. Windows shall be flashed per manufacturers' instruction or as a minimum as shown.

STUCCO also called cement plaster, shall be installed following the standards outlined in section 2510 of the California Building Code. Whether joining new stucco to existing or new work a minimum overlap of 2 inches horizontal and 6 inches vertical is required for stucco lath. When applied over a wood base a minimum of two layers grade D paper or approved equivalent shall be installed. All lath and lath fasteners shall be of corrosion-resistant material. A weep screed shall be provided at or below the foundation plate line on all exterior walls. The weep screed shall be placed a minimum of 4 inches above the ground or 2 inches above a paved surface. Completed lath with penetrations sealed and all flashings in place should prevent any moisture from entering when wet.

Exterior Stucco and Siding Installation



Residential Permit Requirements



City of San Bruno

Community Development
Department

Building Division

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Flashing New Windows and/or When Applying Stucco Over Existing Siding

