



When EIFS is installed correctly and with proper details, EIFS is a very effective weather resistant barrier. One detail that usually gets missed or specified incorrectly is the sealant that the EIFS system requires and how the EIFS is detailed at the sealant joint. The sealant joint is one of the most important components the EIFS system. Knowing which sealant not to use is critical for our success in delivering a durable product for our clients.

Corey Zussman, AIA, NCARB - Director of Quality Management



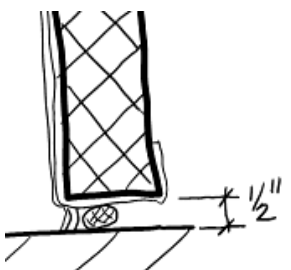
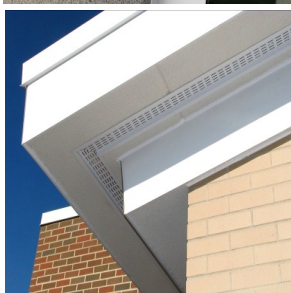
Most EIFS manufactures & EIMA recommend a sealant that has been tested to be in compliance with ASTM C1382.

Pepper Construction recommends using only sealant that has been specifically recommended by the EIFS manufacture.

Currently, sealant such as NP-1 or a 1-part polyurethane DOES NOT meet this specification.



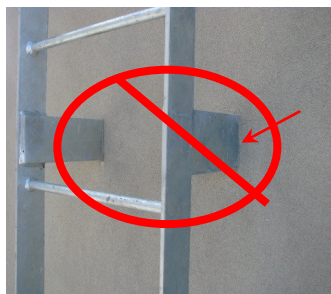
- Sealant such as Silicone or a Silicone/hybrid does meet this specification.
- Silicones are good when painting of the joint will not be required now or in the future.
- Silicone/hybrids are good when painting of the sealant joint is required now or in the future.
- Silicone/hybrids, such as **MasterSeal NP 150** or **Dow 795, Dow 756** are typically used..
- A low modulus sealant works better in this application than a high modulus sealant.
- We should always seal around objects, never install EIFS to objects and do not install sealant on the EIFS/ Object.
- Install sealant at inside corners, when building elements run into each other at 90° angles.



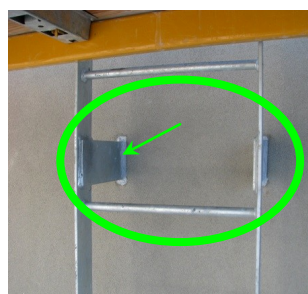
Make sure that any object going through the EIFS has 1/2" gap all around

AND

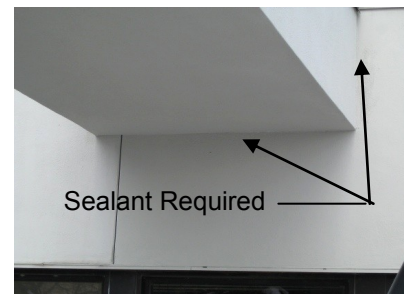
the finish coat is NOT installed on the sides where sealant is to be installed.



(EIFS in Direct Contact with Metal)
INCORRECT



CORRECT
INSTALLATION with 1/2" sealant around



Sealant Required
We need to route out EIFS at 90° angles.

- **Sealant should never be installed on the final EIFS finish. Only locate on the base coat.**
- DO NOT use Denver Foam...Always use either a hard or soft (coated) closed cell backer rod.
- Review with product representative the use of primer.
- **ALWAYS REVIEW INSTALLATION PROCEDURES WITH the sub-contractor at an EIFS Pre-Installation Meeting.** Identify the issue with the sub-contractor at these meetings.