

	BUILDING DEVELOPMENT POLICIES AND PROCEDURES RESIDENTIAL INSPECTIONS BUILDING	Effective Date: March 13, 2015
		Supersedes Policy Dated: November 15, 2011
	4.2.7 Brick Veneer Inspection	Issued by: Eric M. Mays, P.E.  Building Official

The International Residential Code (IRC) requires the installation of approved corrosion-resistive flashing with weepholes (at 33 inches on center) beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels. Additionally, the flashing shall extend to the surface of the exterior wall finish. This includes flashing at the weepholes below the wood framing, above and below all brick veneer openings such as doors and windows, and at wall and roof intersections. Alternative materials used as flashing must be approved for this use and installed per their manufacturer's installation instructions. If alternative materials are used, the approval and the installation instructions must be on site for the review by the Inspector at any time after installation of the material.

The IRC requires masonry veneer to be anchored to wood frame construction with minimum 22 gauge corrosion resistant metal ties using 8d corrosion resistant nails. Roofing nails are not considered equivalent to this fastener requirement and are prohibited for the installation of the metal ties. The metal ties around all openings greater than 16 inches shall be spaced not more than 3 feet on center and placed within 12 inches of the wall opening.

The attached [Brick Industry Association's Technical Notes](http://www.gobrick.com) { www.gobrick.com } on Brick Construction 7 published on December 2005 entitled "Water Penetration Resistance - Design and Detailing" provides detailed illustrations for complying with these code provisions.

These provisions of the IRC will be enforced using the following inspection procedures:

1. **Periodic/Random Inspections** – Since brick veneer ties are not visible during any other required inspection, the location and attachment of the brick veneer ties will be periodically spot-checked by inspectors.
2. **Residential Combination Final Inspection** – All brick veneer flashing shall extend to the outside face of the brick wall so that it is visible to the inspector. The flashing with weepholes is required: above/below all window openings; above all door openings; and beneath the first course of masonry above finished ground level above the foundation wall or slab.

Attachments/Hyperlinks:

- [Brick Industry Association's Technical Notes](http://www.gobrick.com)
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