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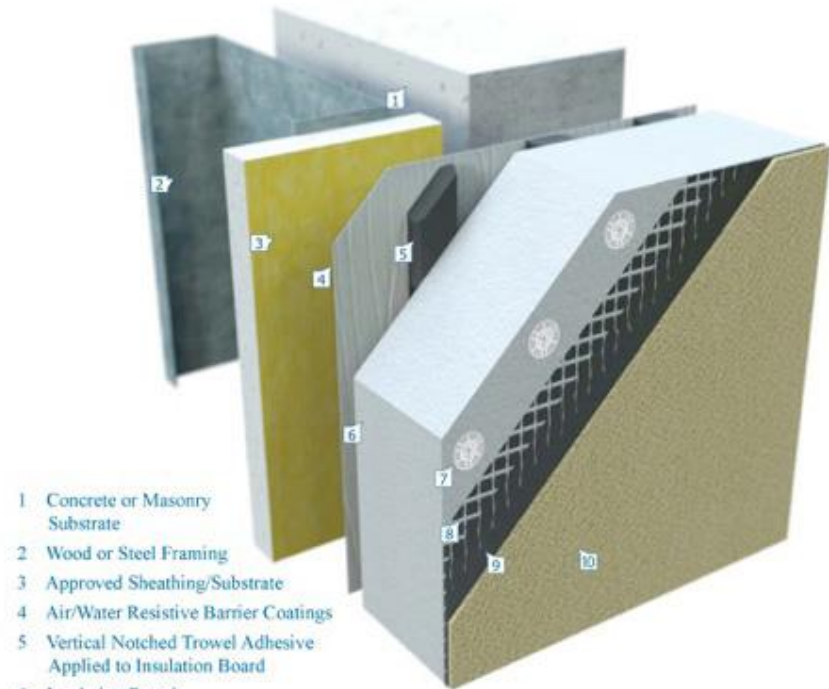
- Resolution relating to a Certificate of Appropriateness for retroactive approval of the installation of EIFS on the north wall at 210 E. Michigan Street, in the East Side Commercial Historic District, for the Grand Avenue Club.





“New” Version

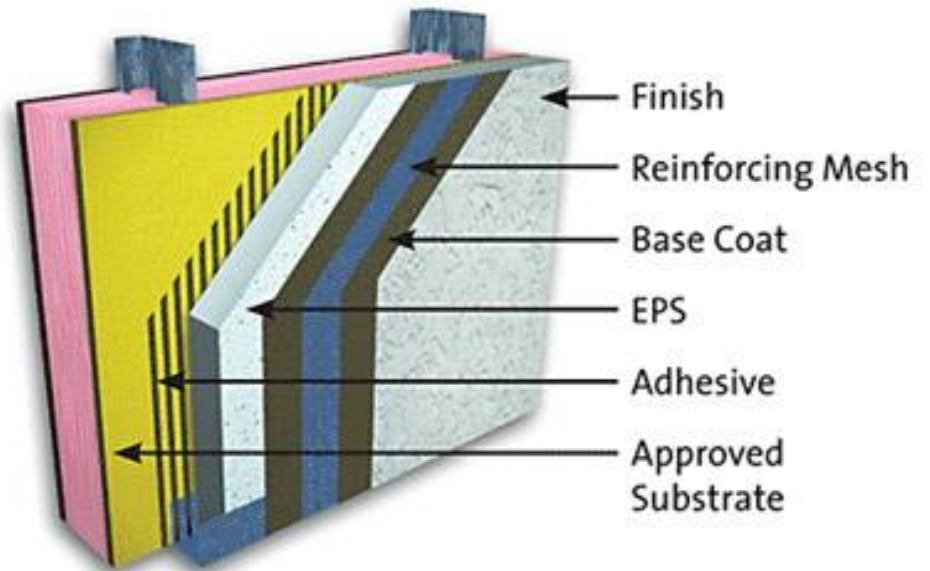
TYPICAL EIFS CONFIGURATION



- 1 Concrete or Masonry Substrate
- 2 Wood or Steel Framing
- 3 Approved Sheathing/Substrate
- 4 Air/Water Resistive Barrier Coatings
- 5 Vertical Notched Trowel Adhesive Applied to Insulation Board
- 6 Insulation Board
- 7 Industry Approved Mechanical Fasteners
- 8 Reinforcing Mesh Embedded in Base Coat
- 9 Base Coat
- 10 Finish Coat

EIFS with drainage can be attached to concrete, masonry, or approved sheathing substrates by adhesive or mechanical fasteners (refer to specific manufacturer for fastener type and patterns)

Pre-2000 version



- ← Finish
- ← Reinforcing Mesh
- ← Base Coat
- ← EPS
- ← Adhesive
- ← Approved Substrate



Substrate: Glass Mat Gypsum sheathing in compliance with ASTM C 1177, Exterior or Exposure I wood-based sheathing (plywood or OSB), code compliant concrete, concrete masonry or portland cement plaster, existing structurally sound, uncoated brick or other masonry wall construction.

StoTherm® ci Accessories & Sto TurboStick™ Adhesive

Sto TurboStick™

Corner Bead

Drip Edge Profile

Sto TurboStick™



Sto TurboStick® is a ready-to-use, single component adhesive for installing Sto insulation boards in StoTherm exterior wall claddings, including StoTherm ci XPS. It is also used to attach continuous insulation in StoEnergy Guard® applications. Compared to cementitious adhesives, Sto TurboStick delivers unparalleled convenience and speed.

Available in Two Convenient Sizes

Sto TurboStick is available in both a cylinder and a mini applicator so you can choose the size that best fits your needs.

INFO & DOWNLOADS

[Brochure](#)

[Instructions](#)

[TurboStick™
Cylinder Product
Bulletin](#)

[TurboStick™ Mini
Product Bulletin](#)



SYNTHETIC STUCCO

The Exterior Insulation and Finish System, or EIFS, is a synthetic stucco system that was popularized in the United States in the late 20th century. It generally consists of 3 layers:

- An inner foam insulation board secured to the exterior wall surface, often with adhesive
- A middle polymer and cement base coat that is reinforced with glass fiber mesh
- An exterior textured finish coat

One of the significant problems with EIFS is that it does not “breathe” and can trap moisture within the wall thickness. This can lead to powdering or melting of soft lake bricks and rotting of wood sills and framing. If the problem persists, mold and mildew can develop in the building, providing a desirable home for termites.

Although the surface of EIFS can be finished to match many types of stucco, there are some differences. In larger areas of wall surface, EIFS is typically installed with control joints or grooves to allow the surface to expand and contract with temperature changes. These joints are typically not needed with lime based stucco and can result in odd wall patterns. Also, EIFS if properly installed should not come in contact with roofing, wood trim or porch and gallery floors to reduce the possibility of moisture infiltration. Instead, these joints are often filled with sealant that can crack and eventually allow moisture to penetrate.

Because of the differences in the visual characteristics of EIFS from stucco and the potential to harm historic building fabric, the HDLC does not permit the application of synthetic stucco or EIFS at any Significant or Contributing building or structure.



PROPER INSTALLATION IS KEY

So can you install EIFS over brick?

You can indeed. EIFS is only as good as the installation though, so be sure the install is done properly.

First, make sure that if the brick is a veneer, it’s free of **efflorescence** (that white, chalky stuff on old bricks). You might need to wire brush the brick to make sure it’s clean. The masonry has to be in good condition—you can’t put EIFS over the crumbling exterior of your old building and expect your problems with the masonry to go away. If anything, you’ll be worse off.

Once the EIFS is installed, you need to make plans for regular inspections. If the EIFS does develop holes or cracks, it can be a real problem, especially if there’s masonry behind it.

So, can you install EIFS over brick? Sure. Just make sure you’re using a good installer and you’ve done the homework.

Revised in General

Recommendation

- Uphold HPC decision
 - East Side Commercial Guidelines
 - Masonry (v) Repair or replace deteriorated material with new material that duplicates the old as closely as possible. Avoid using new material that is inappropriate or was unavailable when the building was constructed, such as artificial cast stone or fake brick veneer.