



**OLYMPIA DESIGN REVIEW BOARD
RECOMMENDATION**

DETAIL DESIGN REVIEW

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Date: 07/20/2017

To: Design Review Board Members

Meeting Date: July 13, 2017

Time: 6:30 PM

FROM: Catherine McCoy

ATTENDEES: P = Present; A = Absent; X = Excused

P	THOMAS CARVER (Architect)	P	DAVID GOULARTE (Citizen at Large)	<input type="checkbox"/> CARI HORNBEIN (Senior Planner)
P	JANE LACLERGUE, Vice-chair (Citizen at Large)	P	JAMI HEINRICHER (Citizen at Large)	<input type="checkbox"/> TIM SMITH (Principal Planner)
P	DUANE EDWARDS (Citizen at Large)	P	JOSEPH LAVALLE, Chair (Citizen at Large)	<input checked="" type="checkbox"/> CATHERINE MCCOY (Associate Planner)
P	ROBERT FINDLAY (Architect)	P	MARNIE MCGRATH (Citizen at Large)	<input type="checkbox"/> NICOLE FLOYD (Senior Planner)
P	ANGELA RUSH (Citizen at Large)			<input type="checkbox"/> PAULA SMITH (Assistant Planner)

WORK SESSION

“Advancements in EIFS (Exterior Insulation and Finish systems) for Today’s Building Envelope Design Challenges”

Josh Rupe, Technical Sales Associate, Dryvit Systems, Inc.
Seth Hold, District Sales Manager

Josh Rupe and Seth Hold, each a representative from private companies that manufacture and sell various exterior insulation and finish systems (EIFS), explained the differences between face-sealed EIFS systems of the 1980s and modern drainable EIFS systems and installation.

The key words being *face-sealed* and *drainage*. Face-sealed exterior EIFS inherently has no provision for drainage, and contains moisture sensitive materials (i.e., exterior gypsum board, plywood sheathing, metal or wood studs), whereas drainage EIFS, because of the materials used and methods of deflecting rain water to the exterior, are versatile, durable, impact resistant, and provide a vast number of cladding finishes – brick, granite, limestone, and metal (multiple textures, hundreds of colors).

Companies that manufacture and install EIFS systems today, far fewer in operation due to serious failures around the country related to rain penetration, now train and certify installers and inspectors to manage projects and ensure that drained EIFS are successfully used.

Mr. Rupe and Mr. Hold had samples of the finish systems and explained each layer of material, “critical components”, and typical detailing. Proper installation of EIFS systems is critical to the success of the product; drainable systems are now used almost exclusively; cleaners and products exist to maintain the material.

The meeting adjourned at 8:28 PM.

cc:

- DRB Record
- DRB Members