

TECHNICAL BULLETIN

Procedure for Reattachment of EIFS

INTRODUCTION

EIFS cladding that has separated from the underlying substrate can be reattached using mechanical fasteners. Separation can occur if substrates are not properly prepared prior to EIFS application, planar irregularities or for other reasons during the service life of the building.

The fastening schedule that is used must be adequate to manage wind pressure and other building-specific requirements. Local and national building code requirements may need to be addressed. For these reasons, it may be necessary to employ an engineering consultant who is familiar with these requirements.

PROCEDURE

After determining the EIFS and underlying materials are sound and in serviceable condition the following procedure can be followed. If other conditions exist that require remediation, they should be addressed before an EIFS reattachment.

1. Locate places where fasteners will be installed. For gypsum, cement board and other non-nail-base sheathing, fasteners must be installed into the underlying framing.
2. Fasten with Wind Devil 2 plates and fasteners of appropriate length and type. The minimum fastener pattern is 16" x 16". Additional fasteners may be needed depending on wind load requirements and the resulting flatness of the wall.
3. Install fasteners so that the washer surface is slightly below the plane of the finish surface, but not more than 1/16" beneath the surface. Fastener read through may occur in the finish due to counter sunk fasteners greater than 1/16" due to base coat build up or lack of complete leveling.
4. Apply a thin layer of Parex 121 or Parex 121 Dry Base Coat over the fasteners. Allow to dry.
5. Embed Parex 355 Standard Reinforcing Mesh in Parex 121 or Parex 121 Dry Base Coat over entire fastened panel or extend to a natural break, such as a reveal, corner or sealant joint. Allow Parex 121 or Parex 121 Dry Base Coat to dry for at least 24-hours.
6. Prior to application of finish, repair any surface imperfections in the base coat that may show through the textured finish, such as trowel marks or dimpling at fastener heads.
7. Apply Parex textured finish using a stainless-steel trowel to a thickness slightly greater than the largest aggregate in the finish. Scrape finish to a uniform thickness, then float the finish and allow to dry.

CONSIDERATIONS AND CONDITIONS

- Exact matches to the existing finish may not be possible due to weathering or texture variations. The existing finish should be evaluated for color and texture to find a suitable match to the new finish.
- Always extend repairs to a natural break. In some cases, the entire elevation may need to be coated to provide a consistent color appearance between new and existing finish. Please reference Technical Bulletin *Procedures for Coating over Acrylic and Elastomeric Finishes* for more information.

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