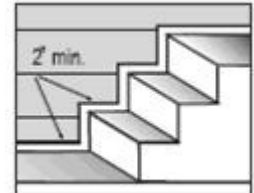


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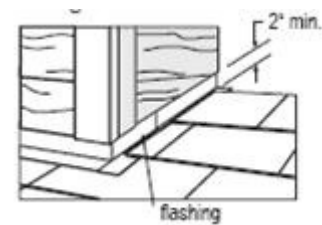
Veneer Isolation from Grade or Surface

Most major exterior veneer manufacturers require their product to be isolated from the surface of concrete a minimum of two inches, or six inches from the soil. This is to reduce the capillary action and to increase the life of the product. Current building codes also address the clearance requirements.



Isolation from the roof surface is also required. These same manufacturers require a two-inch separation from the finished roof surface.

Current construction defect litigation in Colorado addresses this specific issue—failure to follow the manufacturer’s installation instructions. Most builders design their elevations with the siding, wood trim, garage door jambs, and stone veneer sitting directly on the concrete surface. This is primarily for “appearance” due to consumer complaints. Many homeowners do not like the “look” of having a two-inch space between their concrete front step and the bottom of their siding. These same consumers are the ones that later are part of the construction defect litigation.



ABCO Construction Services has specific recommendations on the installation of flashing and isolation from surface for common exterior veneers. Please contact ABCO Construction Services for additional information.

ABCO Construction Services Corporation has developed this information for its clients and friends. The information may contain citations of applicable codes, manufacturer’s recommendations and best practices from noted sources.

It is ABCO’s desire to present the topic in an unbiased manner, using generally accepted references, to allow those confronted with the topic to make an informed decision. If you have any questions or comments please feel free to contact ABCO.

For ease of review the White Paper may be broken into various sections. The first section will contain the overview and summary of the topic. The second section will consist of various definitions and references to applicable sources. The third section will contain the complete references. It is hoped this report design will allow the recipient to gain the level of knowledge in the least amount of time.