

Table R703.8.4(1)

Airspace Requirements

CHANGE TYPE: Modification

CHANGE SUMMARY: The new footnote “c” in Table R703.8.4(1) allows drainage airspace to contain some mortar spills.

2018 CODE:

TABLE R703.8.4(1) Tie Attachment and Airspace Requirements

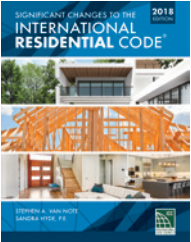
Backing and Tie	Minimum Tie	Minimum Tie Fastener ^a	Airspace ^c
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For SI: 1 inch = 25.4 mm.

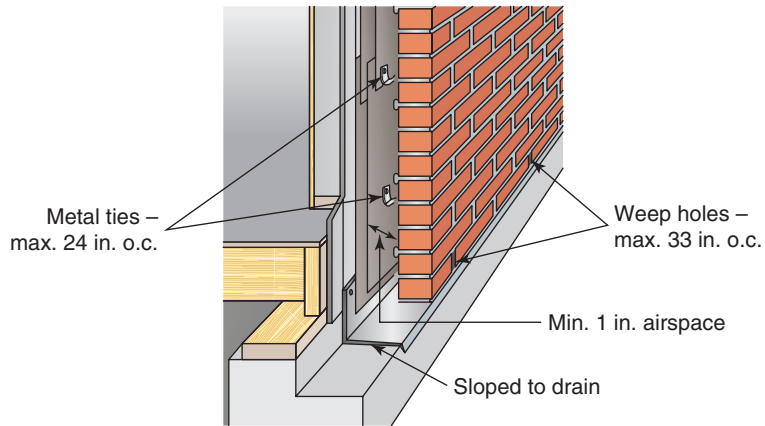
c. An airspace that provides drainage shall be permitted to contain mortar from construction.

(Portions of table and footnotes without changes not shown for brevity and clarity.)

CHANGE SIGNIFICANCE: The new footnote “c” in Table R703.8.4(1) acknowledges that the required airspace behind brick veneer will never be completely devoid of mortar. Some spillage of mortar occurs as part of the installation. The air space, along with the water-resistant barrier, flashing and weep holes, provides a drainage system to keep the backing and stud walls dry and direct water to the exterior surface. Historically, architects, engineers, code officials and building owners have recognized the difference between brick veneer with a code-compliant airspace with limited amounts of mortar spillage and one that is blocked by mortar. However, veneer airspace previously deemed acceptable has been incorrectly called into question during litigation after the building has been occupied and is experiencing water damage or drainage issues not associated with the brick veneer system. This clarification explicitly acknowledges that the airspace may contain some mortar from construction as long as the airspace provides drainage.



This excerpt is taken from *Significant Changes to the International Residential Code®, 2018 Edition*. Significant Changes publications take you directly to the most important changes that impact projects. Key changes are identified then followed by in-depth discussion of how the change affects real-world application. Photos, tables and illustrations are included to further clarify application. Available for the IBC, IRC, IFC and IPC/IMC/IFGC, the Significant Changes publications are very useful training and review tools for transitioning to a new code edition.



Drainage airspace behind veneer