



Town of
INDIAN TRAIL
north carolina

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PLANNING AND NEIGHBORHOOD SERVICES

Zoning Staff Report

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| Case: ZT 2011-007 Nonresidential Design Standards | | |
| Reference Name | Amendment of Chapter 1320 of the UDO | |
| Applicant | Town of Indian Trail | |
| Submittal Date | 08/01/2011 | |
| Location | Town-wide | |
| Tax Map Number | n/a | |
| Plan Consistency | Comprehensive Plan | |
| Recommendations & Comments | Planning Staff | After education component consider recommendation of approval to Town Council. |

A request to amend Chapter 1320 – of the Unified Development Ordinance (UDO) regulating architectural requirements for nonresidential development within the town limits. The request is to expand the use of EFIS (Exterior Finish Insulation Systems) beyond what is currently allowed.

Analysis

Prior to the adoption of the Unified Development Ordinance (UDO), the Town authorized the use of a mix of building material within nonresidential developments. This list of material included the use of “stucco.” The type of stucco was not specified, hard coat stucco or synthetic stucco - EIFS (Exterior Finish Insulation System) could be used.

The Town has been encountering difficulties in its application of Section 1320.020 C of the UDO which reads as follows:

C. EFIS (Exterior Finish Insulation Systems) may be permitted on exterior building walls (not visible from the right-of-way) that are more than 8-feet above the adjacent ground or paved surface. EIFS may not be used on more than 35% of any building wall.

Staff receives complaints from the building community regarding this restriction stating EIFS is a quality material offering more flexibility in building design and is more energy efficient than other materials. Additionally, this section of the UDO becomes difficult when applying to existing buildings (built with EIFS) proposing additions utilizing the same material. Staff has invited a Stucco representative to educate us on the use of EIFS, its history, its strengths and weaknesses.

North Carolina Building Code

Union County issues building permits for our jurisdiction. They are currently utilizing the 2009 North Carolina Building Code and will transition to the 2012 NC Building Code by February 2012. Under the 2009 Building Code, Section 1704 titled "SPECIAL INSPECTIONS" provides for special inspections of EIFS Systems. Compliance with this section is handled between the builder/contractor and the Union County Building Inspectors. Section 1704.012 of the NC Building Code reads as follows:

1704.12 Exterior insulation and finish systems (EIFS). Special inspections shall be required for all EIFS applications.

Exceptions:

1. Special inspections shall not be required for EIFS applications installed over a water-resistive barrier with a means of draining moisture to the exterior.
2. Special inspections shall not be required for EIFS applications installed over masonry or concrete walls.

Basically, no special inspection is required when a drainage system is installed or when used over masonry or concrete walls as a finish material. Staff contacted John Reavis, Director of the Union County Building Inspector's Department, and verified their application of this section of the building code.

In addition to compliance with the NC Building Code, Mecklenburg County requires a submittal of a "Stucco Finish Compliance Statement" prior to final inspection (Attachment 1). This document requires the Contractor and Subcontractor to sign a statement that the stucco finish has been applied in compliance with the North Carolina Building Code. This document applies to every type of Stucco – hardcoat or EIFS. Staff discussed this document with Mr. Reavis of the UC Inspection Department. He indicated he believed that Union County will be moving in that direction (requiring signed statement) sometime in the near future and would not be opposed to its inclusion in our code.

Proposed Amendment

Staff recognizes the EIFS informational data will be presented at the public meeting by the appropriate expert, however is providing this draft amendment for purpose of a discussion point at the appropriate time at meeting.

C. EFIS (Exterior Finish Insulation Systems) may be permitted on exterior building walls *as follows*: ~~(not visible from the right-of-way) that are more than 8 feet above the adjacent ground or paved surface. (EIFS may not be used on more than 35% of any building wall.~~

1. *When placed a minimum of 4-feet above finished grade; and*
2. *Installed in compliance with the North Carolina Building Code; and*
3. *A Stucco Finish Compliance Statement is submitted to the Indian Trail Code Enforcement Department and Union County Building Department prior to final inspection.*

Required Consistency Findings

The Planning Board is required to make two findings with their recommendation. One for consistency with Town adopted plans and another regarding the benefit of the public. Staff is of the opinion the following findings can be made:

1. The proposed UDO amendment is consistent with the following goals:
 - 1.3.2 of the Comprehensive Plan – Land Use; the proposed UDO ordinance amendments will provide flexibility with the use of building material types requiring consistency with North Carolina Building Codes promoting a quality mix of different land uses while avoiding land use conflicts with neighboring properties by ensuring compatibility with existing development.
2. This UDO ordinance amendment request is reasonable and in the best interest of the public because it strengthens the Town’s architectural standards in its permitted application of building material requiring a signed Stucco Finish Compliance Statement and compliance with NC building Code for all non-residential development.

Staff Recommendation

Staff recommends that the Planning Board make the required consistency findings and recommend adoption of the UDO ordinance amendment to the Town Council.

Staff Contact

Shelley DeHart, AICP
Director of Planning
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Attachment 1 – Stucco Finish Compliance Statement

ATTACHMENT ONE

STUCCO FINISH COMPLIANCE STATEMENT

Effective 9/1/98 This form shall be completed, signed and submitted to the Code Enforcement Dept. by the general contractor prior to the final approval

PROJECT TYPE:

CheckBox1PROJEC TWO FAMILY COMMERCIAL

Street #: _____ (N.S. E.W.) _____ Street Name: _____ (Av. Rd. St., etc.): _____
City: _____

FINISH TYPE:

PORTLAND CEMENT PLASTER

(Stucco): As specified in the NC State Building Code complying with ASTM C926 (3-coat installed on metal lath or 2-coat installed on masonry, concrete or gypsum backing with control joints per 1-4 sq ft, etc.)

ALL OTHER STUCCO TYPE

List the following information:

Type of system (EIFS 2-coat w/metal lath etc.) _____

Name of manufacturer _____

Name of product _____

Compliance Report # _____

Name of approved applicator _____

APPLICATOR'S STATEMENT:

This is to certify that the above stucco finish has been installed on this project in full compliance with the NC State Building Code and all applicable manufacturer's installation requirements and compliance reports.

NAME AND ADDRESS OF APPLICATOR: _____

SIGNATURE OF RESPONSIBLE OFFICER: _____ **DATE:** _____

GENERAL CONTRACTOR'S STATEMENT:

This is to certify that the above project has been constructed in full compliance with the NC State Building Code and the exterior covering that includes a stucco type finish has been installed such as to provide an effective barrier against the weather and insects to enable environmental control of the interior spaces. In addition, to the stucco finish, the other exterior covering components: roofing, flashing, windows, doors, caulking, etc. Have been installed to maintain the integrity of the exterior weather barrier.

NAME AND ADDRESS OF GENERAL CONTRACTOR: _____

SIGNATURE OF RESPONSIBLE OFFICER: _____ **DATE:** _____