



# Cliff Kapson Consulting, Ltd

A weep screed is a type of building accessory installed along the base of an exterior stone or stucco wall, most commonly above roofing and at the foundation level (above grade).

The purpose of a weep screed is to allow incidental moisture that may enter the wall system through a window leak or absence of proper flashing or sealants, to convey to the exterior. Stone or stucco industry standards and/or local building codes specify where these screeds should be placed in relation to the ground or roof to ensure sufficient drainage.

Weep screeds are generally only used on walls constructed with wood framing, and are not required on stucco-coated masonry structures or when adhered stone is installed over masonry.

According to all national and local building codes, Stucco and Adhered Stone Veneer are both considered to be plaster wall assemblies. Weep screeds have been required in plaster wall assemblies by every building code since 1986.

The American Society for Testing and Materials (ASTM) is the international standards organization that publishes the standards used in all building codes. ASTM C-926 is the standard specification for "Application of Portland Cement-Based Plaster", first published in 1986. Section A.2.2.2 of this standard states, "At the bottom of exterior walls where the wall is supported by a floor or foundation, a drip screed and through-wall flashing or weep holes, or other effective means to drain away any water that may get behind the plaster should be provided".

Based on this information, any home built after 1985 should have a weep screed or other means of drainage, otherwise, the stucco or stone installation on that home would be considered a non-conforming installation.