



# SHUSWAP INDIAN BAND DEVELOPMENT AND BUILDING DEPARTMENT

Unit 1A Arrow Road, Invermere, BC V0A 1K0 • Tel: (250) 341-3678 • Fax: (250) 341-3683 • Email: [building@kinbasket.net](mailto:building@kinbasket.net)

## MANUFACTURED STONE VENEERS

### Wall Sheathing

Most manufactured stone veneer suppliers do not recommend installing manufactured stone over top of any type of building wrap with OSB sheathing products behind as a substrate. Over a longer period of time, the OSB absorbs moisture through the building wrap material and swells. The swelling of the OSB can lead to cracking of the mortar joints and deterioration of the manufactured stone assembly.

This does not meet with the intent of the British Columbia Building Code and therefore the Shuswap Development and Building Department **does not accept** manufactured stone installed over **any** OSB products.

We prefer to see a rain screen type of detail behind the manufactured stone. Alternatively, the builder may use pressure treated plywood. However, the builder must make certain that the preservative products within the pressure treated lumber do not present chemical reaction issues, staining issues or any other related issues with adjacent materials.

### Manufactured Stone at or Below Grade

Manufactured stone is often designed to be installed down to grade and sometimes extending below grade to eliminate the floating stone appearance. The thin mortar in these installations is susceptible to damage during freeze-thaw cycles by means of ice lensing of moisture in constant contact with the mortar. Because the mortar is at grade, and often below grade, the mortar absorbs and wicks moisture further into the assembly from ground snow melt off or soil moisture, instead of being allowed to dry.

Continued ice lensing deteriorates the mortar joints and may eventually deteriorate the manufactured stone. For this reason the Shuswap Development and Building Department **does not accept** manufactured stone installed within 200mm of finished grade as per **section 9.27.2.4.1. Protection of Cladding**. Manufactured Stone is a cladding material.

### Attachment of Manufactured Stone Veneer

Expanded metal lath is required behind all manufactured stone installations. The lath shall be fastened directly to the framing studs. Do not fasten to the sheathing unless the sheathing is a least ½” in thickness.

Attachment of the lath shall be as per **9.28.3 Fasteners** and as per **9.28.4 Stucco Lath** as a minimum or there as exceeded by the manufacturer’s requirements.

**MANUFACTURED STONE VENEERS**

**Acknowledgement**

I, the applicant, hereby give assurance that the manufactured stone/brick cladding system on the exterior wall described on plans, specifications and other supporting documents, will not be installed over top of OBS sheathing products.

I, the applicant, also confirm that the Shuswap Development and Building Department takes no responsibility for the use of this exterior wall cladding system in this project and that I have advised the owner of this fact.

**Project Name:** \_\_\_\_\_  
\_\_\_\_\_

**Project Address:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Legal Description:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Name of Applicant:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Signature of Applicant:** \_\_\_\_\_