

Frequently Asked Questions

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General 1.0**1.01****Q. What is EIFS?**

A. EIFS (pronounced "EEFS") is an acronym for "exterior insulation and finish system" (EIFS). An EIFS is an insulative, multi-layered wall cladding system used in all types of building construction and consists of Expanded Polystyrene (EPS) insulation adhered or attached to an approved substrate, basecoat reinforced with a fiberglass mesh, and an architectural finish.

1.02**Q. Why use EIFS?**

A. EIFS is an energy-efficient cladding that is lightweight and flexible. It can easily be formed to execute dramatic architectural details like reveals, corbels, quoins, etc. A wide range of finishes allows the designer to emulate brick, stone, precast concrete and plaster details.

1.03**Q. What is DryvitCARE?**

A. DryvitCARE is a strategic plan for EIFS renewal that includes protocols and products for the inspection, cleaning, replacement of sealant and restoration of the finish surface for a commercial building with EIFS on it.

1.04**Q. Can I restore other types/brands of EIFS using DryvitCARE?**

A. Yes, you can. However, these applications would not qualify for the Platinum Care Warranty Program,

1.04a**Q. Can DryvitCARE be utilized to restore other wall types like stucco, CMU block or cast-in-place concrete?**

A. DryvitCARE is strictly for use on EIFS, but many of the components can be utilized on other wall types. You should inquire with your local Dryvit Field Service or Regional Sales Manager for how best to utilize Dryvit products on these other wall types.

1.05**Q. How long has Dryvit EIFS been used on building exteriors?**

A. Dryvit has been in business in the US since 1969. The product came from Germany, where its initial applications date to the late 1940's.

1.06**Q. How long will an EIFS façade last?**

A. Dryvit EIFS are designed to last for the typical design life of a building. The actual longevity on any specific building will depend mainly on the building maintenance program. Some EIFS facades date back 50-60 years. We do know that the appearance of EIFS can be renewed using DryvitCARE and will extend its useful life for many decades.

General 1.0 (continued)**1.07****Q. What is a barrier wall cladding?**

A. A barrier wall cladding is one that is designed to shed water on the outside face of the cladding. Non-drainable EIFS, tilt-up-concrete, and masonry block are good examples of barrier walls.

1.08**Q. What is barrier type EIFS?**

A. Known by the brand name, "Outsulation®", Dryvit's barrier EIFS is adhesively or mechanically attached to a substrate and has a single line of weatherproofing properties. The base coat component within an EIFS cladding serves as the weather barrier layer for the cladding.

1.09**Q. What is drainable, secondary or concealed weather barrier EIFS?**

A. Drainable EIFS include a concealed water resistive barrier behind the EPS insulation, as well as a means of draining incidental water that may penetrate the exterior surface. These types of EIFS were introduced by Dryvit in the early 1990's in the form of our pressure equalized commercial wall system: Infinity®. Subsequently, Dryvit has introduced other commercial systems (Outsulation® Plus MD, Outsulation® MD and Outsulation® LCMD Systems 1-5) that incorporate this feature.

1.10**Q. Which type of EIFS walls will I encounter as I pursue DryvitCARE opportunities?**

A. Most of the projects you will encounter will be clad with barrier type EIFS. This is true for walls built with Dryvit EIFS or ones built with other brands of EIFS.

1.11**Q. How does an EIFS wall achieve impact resistance?**

A. The base coat is reinforced with fiberglass reinforcing mesh. In areas prone to abuse or high impact, a second layer of heavier mesh (20 oz/sq yd) can be added to the standard mesh (4.3 oz/sq yd)

1.12**Q. Does DryvitCARE involve the addition of mesh during the restoration effort?**

A. If an additional layer of mesh is recommended during the DryvitCARE process, a second layer of mesh can be added to the wall. This mesh would generally be embedded in Dryvit's noncementitious (NCB™) base coat material.

Warranty 2.0

2.01

Q. Does DryvitCARE apply to Residential and Commercial construction?

A. No, DryvitCARE only applies to commercial construction. Furthermore, DryvitCARE does not include condominium or co-operative projects, but single owner multi-family projects will be viewed on a case by case basis.

2.02

Q. What is a DryvitCARE warranty?

A. Dryvit offers two fully transferable warranty types for EIFS-clad commercial buildings that have been restored under the DryvitCARE Plan: 1) A DryvitCARE Standard 10-year limited materials warranty and 2) The DryvitCARE Platinum warranty, which includes the standard ten-year (10) materials and a ten-year (10) EIFS system warranty. The seller must notify Dryvit's Warranty Services Department in writing of the new ownership.

2.03

Q. What must be done to the building in order to receive the Platinum Warranty?

A. First of all, the building's existing EIFS cladding must be manufactured by Dryvit. Once that is determined, the building's exterior EIFS façade must be inspected by a qualified third party expert (engaged by the building owner) who will also develop a full scope of work. The scope of work must include, at a minimum, a complete cleaning of the existing EIFS exterior, a complete color re-coating of the existing EIFS exterior and the complete replacement of all sealant joint terminations to the existing EIFS exterior. All work must be in accordance with the project specification and scope of work.

2.04

Q. I have a building clad with Dryvit EIFS; however, the building owner does not want to go to the expense of hiring a third party expert. Can I still get a DryvitCare Platinum Warranty?

A. No, in order to receive the DryvitCARE Platinum renewal system warranty, a third party expert must be hired by the owner. Without the use of a third party expert, a Dryvit EIFS clad building will only be eligible for the ten-year (10) DryvitCARE Standard limited materials warranty.

2.05

Q. What documentation must be submitted to obtain the Platinum warranty from Dryvit Systems?

A. The Dryvit distributor will complete a DryvitCARE Platinum Warranty Request Form and send it to Dryvit's Warranty Services Department. In addition to the Warranty Request Form, Dryvit must also receive the following documents:

- Invoices for sale of EIFS components, coatings and sealants
- Field Adhesion Test results of sealant
- Third-party pre-repair inspection report (including scope of repairs)
- Third-party post-repair verification
- Applicator certification (by distributor)

Warranty 2.0 (Continued)

2.06

Q. What documents must be submitted to obtain the DryvitCARE Standard Warranty from Dryvit Systems?

- A. The Dryvit distributor will complete a DryvitCARE Standard Warranty Request Form and send it to Dryvit's Warranty Services Department. In addition to the Warranty Request Form, Dryvit must also receive the following documents.
- Invoices for sale of coatings and sealants
 - Field Adhesion Test results

2.07

Q. What documents will the owner receive?

- A. A DryvitCARE Platinum or DryvitCARE Standard Warranty will be issued by Dryvit upon receipt of the required documents.

2.08

Q. How long does the DryvitCARE warranty run?

- A. All DryvitCARE warranties run for a period of 10 years.

Technical 3.0**3.01****Q. What are the products that can be used in a DryvitCARE "recoatings" application?**

Patching: #5100 Plastiflex® Elastomeric Adhesive Caulk (brush grade)
#5200 Plastiflex Elastomeric Patching Compound (knife grade)
Available from Scott Paint (www.scottpaint.com) (1-800-282-2016)
Coating: Weatherlastic® Smooth, Weathercoat™ and/or Weatherprime®
Sealer: SealClear™

3.02**Q. How are the recoating products applied?**

A. The coatings used in DryvitCARE are typically applied with a roller.

3.03**Q. What are the products that comprise a DryvitCARE "overclad" application?**

A. Base coat: NCB™
Dryvit Reinforcing Mesh
Finish: DPR, PMR, Stone Mist®, Ameristone™, Limestone™, TerraNeo® or Custom Brick™
Sealer: SealClear
Sealant: Listed Dryvit compatible sealant, refer to DS153.

3.04**Q. How are the "overclad" products applied?**

A. "Overclad" products are typically applied with a hawk and trowel by a firm qualified in the plastering trade and listed with Dryvit. "Overclad" products will typically be installed over a cleaned and prepared existing EIFS finish surface.

3.05**Q. What is the proper way to clean Dryvit EIFS?**

A. DryvitCARE cleaning procedures are specifically outlined in our DS498 document. In general, EIFS can be cleaned using an appropriate detergent based cleaner. There are a number of cleaners that have been developed by others specifically for EIFS that can be utilized.

Third Party Expert 4.0**4.01****Q. When do I need to use a third party expert?**

A. A third party expert is only required for a Dryvit project to make it eligible for the DryvitCARE Platinum warranty.

4.02**Q. Who chooses the third party expert?**

A. Ultimately, the owner of the project selects the expert; however, the third party must be one who appears on Dryvit's list of Third Party Experts in order to qualify for the DryvitCARE Platinum warranty.

4.03**Q. Who employs and pays for the third party?**

A. The third party expert is employed by the building owner.

4.04**Q. Who trains or qualifies the third party expert?**

A. There is no specific training required. However, Dryvit expects, at a minimum that this firm be thoroughly familiar with DryvitCARE, EIF systems and the forensic investigation of these systems.

4.05**Q. What is the purpose of the third party expert?**

A. The third party expert shall be responsible for the forensic evaluation of the building façade, development of the scope of work (including both specifications and drawing/details as necessary), progress observation/verification of the work, final inspection and sign-off acceptance at the project's completion.

4.06**Q. If the building owner elects not to utilize the services of a third party expert, who will develop the scope of work for the application of DryvitCARE?**

A. If a third party expert is not utilized on a DryvitCARE project, the owner decides what the scope of work will be. Dryvit and the selected contractor can assist in that development. However, it should be specifically understood that this scope of work will be performed and compiled through visual observations only and will not substitute for a full building envelope inspection. Dryvit Systems, Inc. and/or the selected contractor of record will assume no responsibility for the accuracy of these observations beyond the visual observation of the visible exterior surfaces of the building envelope.

Overclad Application 5.0**5.01****Q. What is an "overclad" application?**

A. Overcladding is a method by which the existing EIFS wall can be changed aesthetically and renewed. The wall can receive new architectural details (i.e., bandings, cornice, quoins build outs or reveals, etc.) or an entirely new finish.

5.02**Q. Why would an owner want to consider "overcladding" his existing EIFS clad building?**

A. "Overcladding" offers an existing building owner the option to use many new textures and specialty finishes that Dryvit did not offer years ago. The "overclad" application of new finishes can allow for an existing building to be reborn through redesign, reimagining and/or rebranding. This opportunity can be further enhanced through the addition of sculptural EIFS based shapes such as add-on trims, bands, cornice, quoins, etc. and/or the addition of aesthetic grooves being cut into the existing EIFS cladding.

5.03**Q. Does "overcladding" mean I have to tear off the existing EIFS cladding?**

A. Absolutely not. "Overcladding" can easily be added to/applied over the existing EIFS textured surface. This application would require first cleaning the existing EIFS surface, skim coating it smooth with reinforced NCB then apply the selected finish and/or specialty EIFS shape(s).

5.04**Q. Will the DryvitCARE recoating or overcladding materials create a "vapor barrier" on the outside of an existing EIFS cladding?**

A. Absolutely not. All the Dryvit materials are vapor permeable and will not prevent moisture vapor from moving through the EIFS assembly. A Water Vapor Transmission Analysis can be performed, if there are any unusual conditions that need consideration.

Overclad Application 5.0 (continued)**5.06****Q. Why do I need to use base coat when "overcladding"?**

A. In a refinish/"overclad" application, we must skim coat the existing EIFS textured surface to provide a smooth base before we add a new textured finish material. Also, the new base coat layer will tie in new architectural features like reveals or shapes to the existing wall.

5.07**Q. Why do I have to use the Dryvit NCB (noncementitious) base coat and not a cement-based base coat?**

A. There are very specific reasons for using a noncementitious base coat, as a skim coating over an existing EIFS textured finish. EIFS textured finish is an acrylic-based material that is considered a "soft" layer in an EIFS assembly. The Dryvit NCB base coat is an acrylic-based (more flexible) material and is less rigid than a cementitious base coat. You should not sandwich a "soft" layer between two "hard" cementitious layers.

Sealant 6.0**6.01****Q. How does a joint sealant work?**

- A. Joint sealant is a flexible/elastomeric material that bridges between two dissimilar and adjacent components. The sealant is installed wet and when cured, its rubber-like properties allow it to bridge across the joint.

6.02**Q. Who determines the width and depth of the sealant joint?**

- A. The project designer will "size" the joint based on the anticipated movement between the two components and the capabilities of the sealant to span the opening. The sealant material must be installed with specific proportions for width and depth and as well must be supported with the use of a (closed cell) backer rod or other bond breaker to prevent three side adhesion.

6.03**Q. Why is sealant needed if Dryvit EIFS are considered a face sealed system and function as the primary/visible weather barrier for the exterior wall?**

- A. The sealant is there to support the movement between components and to join dissimilar materials (example: window frames to EIFS) together. The proper application of sealant is what allows building envelopes to function by preventing air and moisture from entering the wall at material transitions.

6.04**Q. Why does sealant need to be replaced more often than other building envelope components?**

- A. Sealant is used to "seal" the joint that exists between two dissimilar materials; those dissimilar surfaces expand and contract from thermal change and building movement. The sealant must accommodate that movement. This activity wears out the sealant at a rate that can be more rapid than the wear on other façade components. Sealant addresses this condition of moving joints in building envelopes and, as a result, must be maintained and replaced per the manufacturers' recommendations (typically within 10-20 years of installation). The process of sealant replacement, therefore, could take place many times over a building's useful life.

This information conforms to the standard detail recommendations and specifications for the installation of Dryvit Systems, Inc. products as of the date of publication of this document and is presented in good faith. Dryvit Systems, Inc. assumes no liability, expressed or implied, as to the architecture, engineering or workmanship of any project. To ensure that you are using the latest, most complete information, contact Dryvit Systems, Inc.

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