September 20, 2004

Attention: All Building Contractors

RE: Weep Screeds

This letter is to clarify the requirements for weep screeds. Effective November 1, 2004, weep screeds are to be installed per Section 2506.5 of the 2001 California Building Code. Per Section 2506.5, the screed shall be placed at or below foundation plate line on all exterior stud walls. The screed shall be placed a minimum 4 inches (102mm) above the earth or 2 inches (51mm) above concrete or paved deck as shown in Figure 1 & 2.

At door openings, the builder may elect to slope the deck up to the threshold to eliminate the step, however the slope must not exceed 2% (1/4” per 1’) in the direction of travel for a minimum of three feet for residential (42” commercial, 60” handicap commercial). This exception has been allowed due to handicap access requirements conflicting with the weep screed code sections. Figures 3 & 4 depict the requirement for sloped deck at door opening.

When the builder elects to slope the deck up to the threshold, the concrete must meet the weep screed requirements 4 feet beyond the door edge or beyond required handicap strike side distance (See Figure 4 & 6). When doors are closer that 6 feet apart along the same wall, the concrete does not have to be sloped down under weep screed. (See Figure 5). When a planter is placed between the house and flat work, it shall be a minimum 6” from house and minimum 1” below foundation plate line. (See Figure 7)

A weep screed IS required under patio covers and shall meet the minimum requirements as stated above. (The 2001 California Building Code does not have any exceptions for weep screeds)

No other alternate method is allowed by the California Building Code.

Very truly yours,

Jack Leonard
Building Director

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Alternate Section at Door Opening

Figure 3

Slope of ramp within an accessible route of travel shall not be steeper than 1 unit vertical to 12 units (8.33% slope). The slope of other ramps shall not be steeper than 1 unit vertical to 8 horizontal (12.5%).

24" Strike side distance where required for handicap access

This area shall be tapered down to meet weep screed requirements

Concrete flat work

* NOTE: PATH OF TRAVEL ASSUMED FROM FRONT.

Figure 4

CITY OF BAKERSFIELD
BUILDING DEPARTMENT
TYPICAL WEEP SCREED DETAILS AT DOORS

2001 CBC 2506.5

DATE 8/26/2004
DRAWN PWB
CHECKED

SCALE nts
DETAIL NO. WS-2
NOTE: SEE FIGURE 4 SHEET WS-2 FOR ALL OTHER REQUIREMENTS.

This area may be the same grade as the landing

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Figure 5

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This area shall meet weep screed requirements

This area shall be ramped down 1" per 12" max. (8.33%) to meet weep screed requirements

PATH OF TRAVEL

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Figure 6