



B A K E R S F I E L D

Building Department

Jack Leonard • Building Director

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

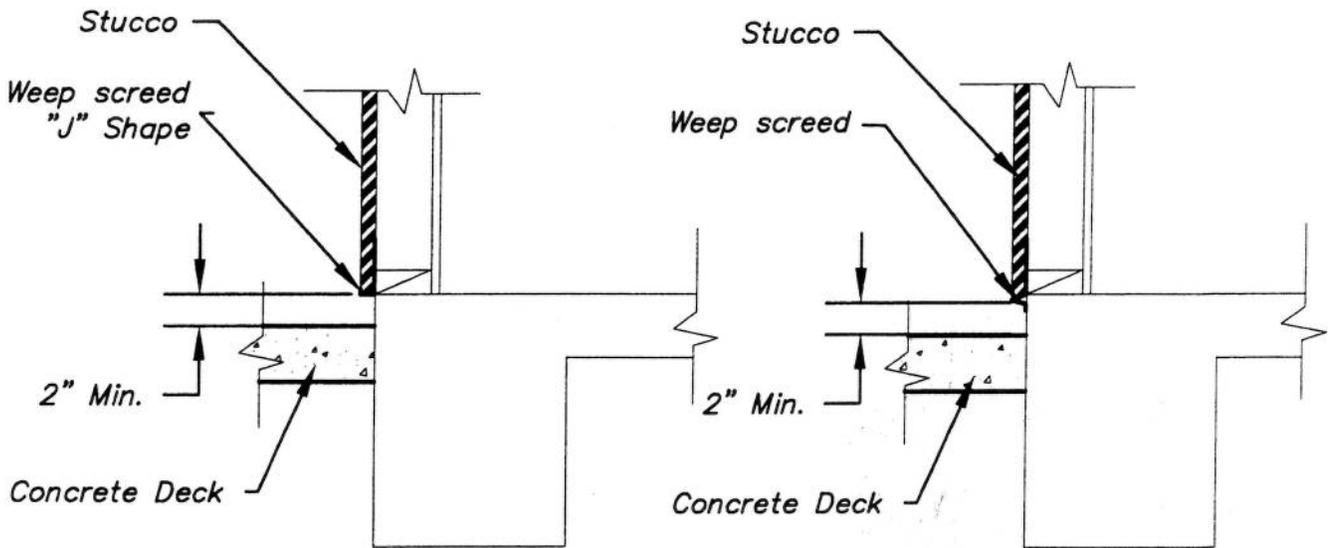


Figure 1

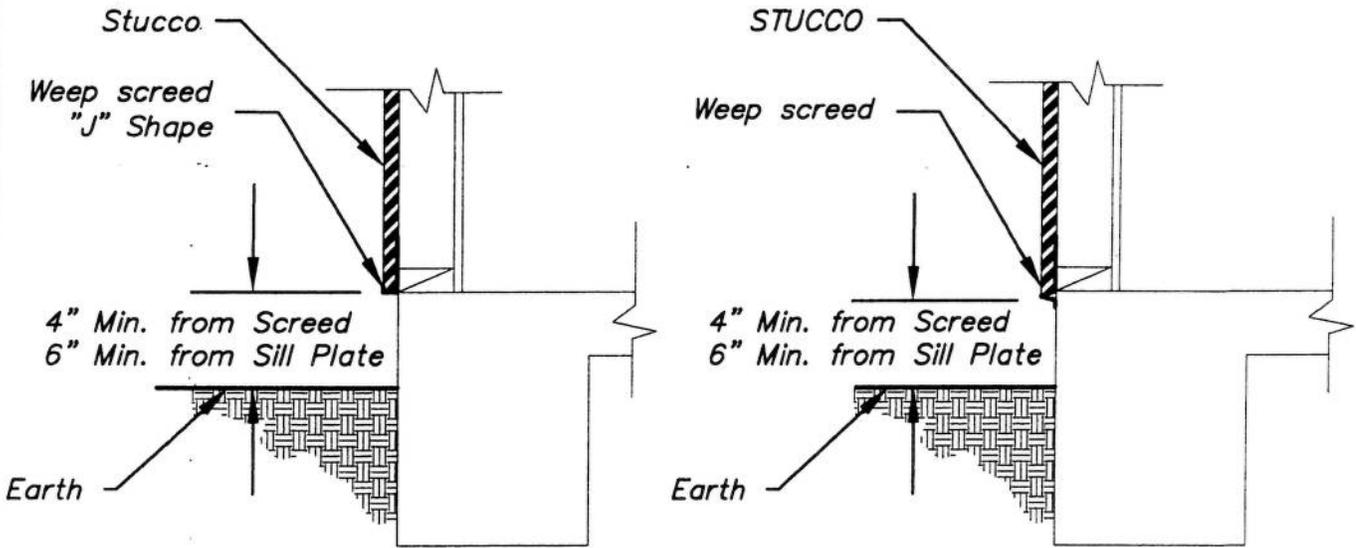


Figure 2

Code References

2001 CBC 2506.5

Approved by:

Jack Leonard 9.21.04
 Jack Leonard
 Building Director Date

CITY OF BAKERSFIELD
BUILDING DEPARTMENT

TYPICAL WEEP SCREED DETAILS
SECTIONS AT FOUNDATION

DATE 8/26/2004

DRAWN PWB

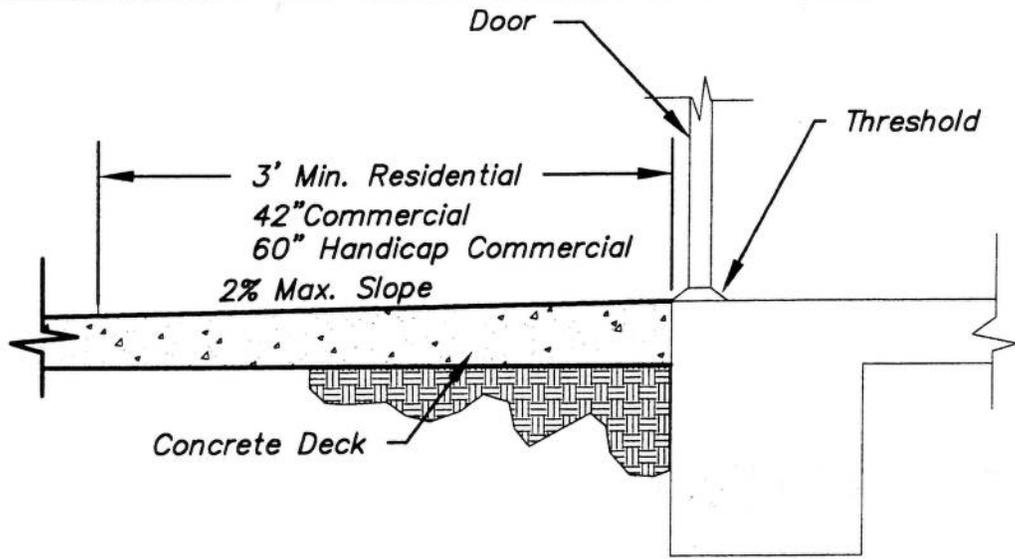
CHECKED

SCALE

DETAIL NO.

1/4"=1'

WS-1



Alternate Section at Door Opening

Figure 3

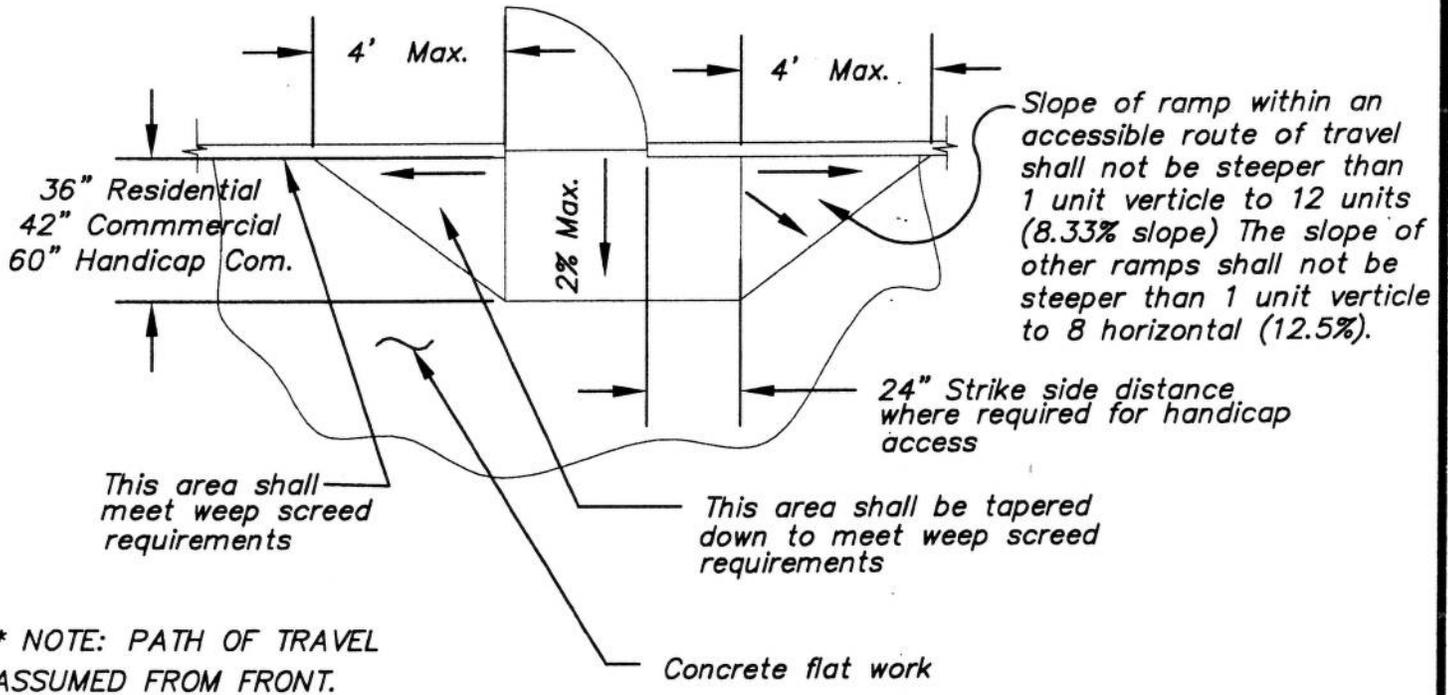


Figure 4

Code Reference

2001 CBC 2506.5

Approved by

Jack Leonard 9.21.04
 Jack Leonard
 Building Director Date

CITY OF BAKERSFIELD
BUILDING DEPARTMENT
TYPICAL WEEP SCREED DETAILS
AT DOORS

DATE 8/26/2004

DRAWN PWB

CHECKED

SCALE

nts

DETAIL NO.

WS-2

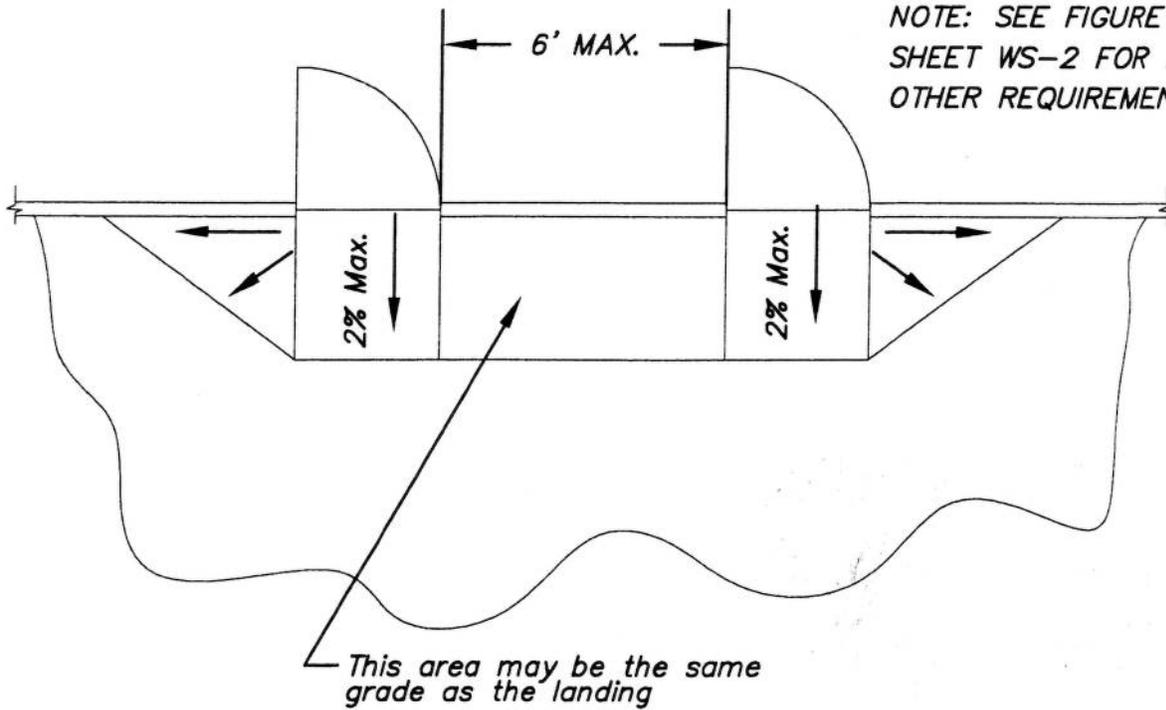


Figure 5

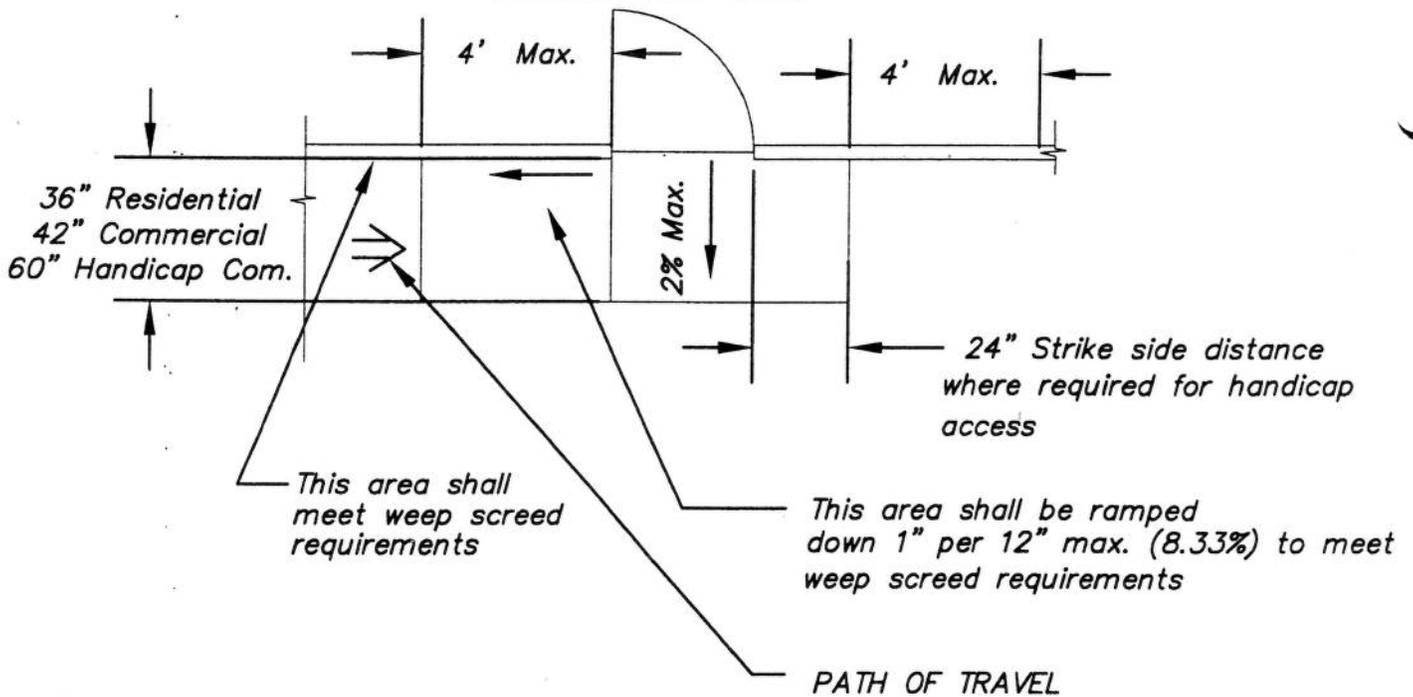


Figure 6

Code References

2001 CBC 2506.5

Approved by

Jack Leonard
Building Director

9.21.04

Date

CITY OF BAKERSFIELD
BUILDING DEPARTMENT
TYPICAL WEEP SCREED DETAILS
MISC. EXCEPTIONS

DATE 8/26/2004

DRAWN PWB

CHECKED

SCALE

NTS

DETAIL NO.

WS-3

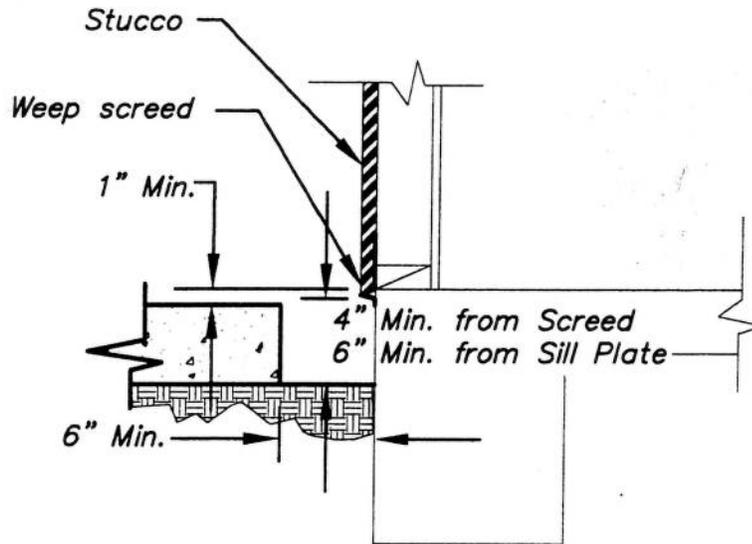


Figure 7

Code References

2001 CBC 2506.5

Approved by: *Jack Leonard* 9-21-04
 Jack Leonard
 Building Director Date

CITY OF BAKERSFIELD
BUILDING DEPARTMENT

TYPICAL WEEP SCREED DETAILS
MISC. EXCEPTIONS

DATE 8/26/2004
 DRAWN PWB
 CHECKED

SCALE NTS
 DETAIL NO. WS-4