



FARMERS BRANCH

ORDINANCE NO. 2835*

**Edited to only include relevant masonry sections*

1403.1 General. The provisions of this section shall apply to exterior walls, wall coverings and components thereof.

1403.1.1 Residential. On existing structures, the exterior material on remodels and additions shall be consistent and architecturally compatible (scale, materials and character of main building) with the exterior finishes on the existing structure. Plans and specifications submitted for permits shall reflect both existing and proposed exterior finish material.

On new structures, a minimum of 75% masonry shall be required on the first floor. A minimum of 50% masonry shall be required for all additional floors. For this section masonry shall be defined as construction composed of stone, clay fired brick, decorative concrete block, or other material approved by the building official. Stucco and plaster shall only be considered a masonry material when applied using a 3-step process over diamond metal lath mesh to a 7/8th inch thickness or by other processes producing comparable cement stucco finish with equal or greater strength and durability specifications. All masonry materials except the aforementioned stucco process should be at least 3 feet in depth. Thin stone veneer shall not constitute a masonry material.

1403.1.1.1 Completion of Exterior Finish. Exterior finish construction shall be completed within 180 days of the commencement of the exterior work. Completion shall include all weather protection, cleanup and finish grading.

1403.3 Vapor retarder. In all framed walls, floors and roof/ceilings comprising elements of the building thermal envelope, a vapor retarder, when installed, shall be installed in a manner so as to not trap moisture. Vapor retarders shall be tested in accordance with ASTM E 96.

1404.1 General. Materials used for the construction of exterior walls shall comply with the provisions of this section. Materials not prescribed herein shall be permitted, provided that any such alternative has been approved.

1404.1.1 Non-residential. Each exterior wall constructed shall be a minimum of 75% masonry material. For this section masonry shall be defined as construction composed of stone, clay fired brick, decorative concrete block, concrete tilt wall (cast on site or precast) or other material approved by the building official. Stucco, or other plaster type applications shall not be considered as meeting this requirement.

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Deleted: hollow clay tile, concrete block

Deleted: similar building units or material or combination of these laid up unit by unit and set in mortar, cast in place concrete, concrete tilt wall (cast on site or precast) or other

EXCEPTION: Temporary buildings used for construction offices, sales offices leasing offices or other moved on to a project. Duration of the permit shall be determined by the building official or by the City Council as part of site plan approval.