TO: PARTIES INTERESTED IN WATER-RESISTIVE COATINGS USED AS WATER-RESISTIVE BARRIERS OVER EXTERIOR SHEATHING

SUBJECT: Revisions to the Acceptance Criteria for Water-resistive Coatings used as Water-resistive Barriers over Exterior Sheathing Regarding 2021 IBC and NFPA 285 Testing (AC212-0720-R1)

Dear Sir or Madam:

The purpose of this letter is to provide information on the impact the inclusion of NFPA 285-2019 in the 2021 IBC has on AC212 and reports issued under AC212.

AC212 has been editorially revised to include the anticipated requirements of the 2021 International Building Code® (IBC) and 2021 International Residential Code®. The requirements anticipated to the 2021 IBC and IRC are based on ICC-ES staff’s review of the approved Group A and B changes for the 2021 code cycle. As part of this revision it is noted that the 2021 IBC is anticipated to reference NFPA 285-2019 in Chapter 35, and this reference has been made to Table 1 of AC212.

NFPA 285-2019 has technical changes to Section 5. The key change is that NFPA 285-2019 now contains specific requirements of the inclusion of joints and seams as part of the exterior wall assembly that were not required in the previous edition.

The impact of these changes in NFPA 285-2019 will, in the majority of cases, necessitate the need for new NFPA 285 testing to comply with the 2021 IBC if the previously submitted NFPA 285 test reports do not include the new requirements of Section 5 of NFPA 285-2019. Previously submitted test reports that do not comply with all the requirements of NFPA 285-2019 cannot be used to demonstrate compliance with the 2021 IBC.

In summary, if an application is made to include the 2021 IBC in the scope of a new or existing ICC-ES evaluation report issued under AC212, test reports that comply with NFPA 285-2019 will need to be submitted, or recognition of use in buildings of Types I, II, III or IV construction will be limited to the 2018 and earlier editions of the IBC.
Thank you for your interest. If you have any questions, please contact me at (800) 423-6587, extension 5232, or Steven Thorsell, at extension 4313. You may also reach us by e-mail at es@icc-es.org.

Yours very truly,

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Sr. Staff Engineer