

GENERAL ASSEMBLY OF VIRGINIA -- 1997 SESSION

ENROLLED

HOUSE JOINT RESOLUTION NO. 466

Requesting the Board of Housing and Community Development to study the use of synthetic stucco in Virginia.

Agreed to by the House of Delegates, January 30, 1997

Agreed to by the Senate, February 19, 1997

WHEREAS, synthetic stucco was first introduced after World War II to fix war-damaged masonry, and has become widely used in the United States since the 1960s; and

WHEREAS, synthetic stucco, also known as "eifs" (exterior insulation and finish system), is being hailed as an energy efficient, low-maintenance and versatile housing exterior; and

WHEREAS, this new generation of wall finishing is seen as a revolutionary way to insulate and coat the outside of a building, virtually eliminating the possibility of water intrusion; and

WHEREAS, last year a controversy erupted in North Carolina and other states about homes clad in synthetic stucco due to water seeping into the stucco-covered walls; and

WHEREAS, extensive damage is caused by the seepage of water which is unable to escape, causing wood to rot and severe damage to inside walls; and

WHEREAS, last year more than 260 million square feet of synthetic stucco was applied in the United States, with about 80 percent on residential property; and

WHEREAS, it is predicted that installation of synthetic stucco will exceed two billion square feet by the end of 1997; and

WHEREAS, a close examination of the problem strongly suggests that the fault with synthetic stucco is not with the product itself, but with the way it is applied; and

WHEREAS, in Virginia, the Home Builders Association has initiated training programs and seminars for builders, distributors and installers to address the problem of installation; and

WHEREAS, many building officials believe that building contractors should be licensed and trained by manufacturers of synthetic stucco to ensure its proper application; now, therefore, be it

RESOLVED by the House of Delegates, the Senate concurring, That the Board of Housing and Community Development be requested to study the use of synthetic stucco in Virginia and make recommendations as to necessary changes to the Uniform Statewide Building Code to protect the public. The Board of Housing and Community Development shall also examine whether special training is necessary for licensed contractors in Virginia.

All agencies of the Commonwealth shall provide assistance to the Board of Housing and Community Development for this study, upon request.

The Board of Housing and Community Development shall complete its work in time to submit its findings and recommendations to the Governor and the 1998 Session of the General Assembly as provided in the procedures of the Division of Legislative Automated Systems for the processing of legislative documents.

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