

SIDING REQUIREMENTS

New siding, or when replacing 25% or more of siding or eave materials, must use fire-resistant materials, such as cementitious siding, stone, or stucco, or any composite material with a flame spread index of 25 and smoke development of 450 or less. Siding replacements are to meet current codes; therefore, it shall be the responsibility of the applicant to inform the Building Division of any possible reasons as to why full code compliance cannot be met, and receive approval before permit issuance, siding purchase, or installation.

Exceptions:

- One-story detached accessories, non-habitable structures, such as tool and storage sheds, playhouses, and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
- Accessory structures and buildings of an accessory character classified as Utility and Miscellaneous Group U (including Agricultural Structures) located more than 50 feet from a structure containing occupiable or habitable space.

General Requirements

- Class A assemblies required
- Exterior Wall Coverings shall be limited to the following:
 1. Noncombustible materials.
 2. Fire-retardant-treated wood.
 3. Ignition-resistant building materials.**Exception:** Where options 1 or 2 are used, vinyl siding may be used as an exterior covering.
- Water-Resistive Barrier (WRB): A minimum of one layer of No. 15 felt, house wrap, or other approved material must be installed behind siding, directly over sheathing, and shingle-lapped (upper layer over lower layer). All seams in the water-resistive barrier must be sealed or overlapped a minimum of 6 inches (or as recommended by the manufacturer)
- Flashing:
 - A minimum of 6 inches of metal flashing or noncombustible material applied vertically between the wall sheathing and the exterior cladding shall be installed at the ground, decking, and roof intersections. Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with noncombustible material or ignition-resistant building materials while still permitting drainage and moisture control from behind exterior cladding.
 - Corrosion-resistant flashing must be installed at all wall penetrations (windows, doors) and intersections with roofs/decks. Damaged flashings cannot be reused.
- Clearance: Wood siding, sheathing, and framing must be at least 6 inches above the earth.

Fastening Requirements (General)

- Fasteners: Must be corrosion-resistant (galvanized, stainless steel, or aluminum).
- Penetration: Nails or screws must penetrate wood framing or sheathing at least 3/4 inch, or as specified by the manufacturer.
- Clearance/Spacing: Fasteners must be installed at the spacings indicated by the manufacturer's instructions.

Vinyl Siding Requirements

- Installation: Vinyl siding and soffits on buildings shall be installed over one-hour fire-rated assemblies listed for exterior fire exposure, in both the vertical and horizontal planes.
- Installed over a WRB and must be allowed to move freely (hung, not nailed tight) to allow for expansion/contraction.
- Spacing: Typically 16 inches on center (O.C.) for horizontal siding, 12 inches O.C. for vertical siding, or per manufacturer instructions.
- Fastening Head: Nails must be placed in the center of the slots and not driven tight.

Wood/Wood-Based Siding

- Panel Siding (Plywood/OSB): Must be fastened at maximum 6 inches O.C. on edges and 12 inches O.C. on intermediate studs.
- Lap Siding: Must be fastened per current code.

Fiber Cement Siding

- Fastening: Must be fastened to studs, not just sheathing, unless approved by manufacturer/manufacturer instructions (often requires specialized siding nails or screws).
- Clearance: Maintain proper gap at butt joints (if required) and clearance from roofs/decks (usually 1–2 inches).

Disclaimer: This document is designed to cover most installation instances. However, it is not possible to anticipate all individual site variations, and therefore additional plan review or inspection comments may apply beyond what is included here. Always check local amendments and manufacturer installation instructions, which often exceed minimum code requirements.