



City of La Quinta

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BUILDING & SAFETY DEPARTMENT

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Alternate Methods of Construction Approval Omission of Weep Screed (2001 CBC, Section 2506.5)

Under the authority of 2001 California Building Code (CBC), Section 104.2.8, the City of La Quinta Building & Safety Department hereby approves the following alternate method of construction, finding that the method meets the intent of the Code.

Weep screed (metal plaster base) may be omitted at the foundation plate line of exterior stud walls when beneath a patio cover meeting the following conditions:

1. **Roof Covering.** The patio roof must be covered by solid roofing materials (i.e., not a lattice-type cover).
2. **Overhang Depth.** When measured horizontally, the patio roof must extend not less than 4'-0" from the finished exterior wall surface to the finished overhang surface.

If a metal plaster base is provided under these conditions, concrete flatwork (or similar paving) placed against the exterior of the building foundation is exempt from the normal 2-inch separation required between the plaster base and the paving.

This finding is made because:

1. Structures within the City of La Quinta are not typically subjected to wind-driven rain, and;
2. Walls beneath covered patios are not subject to overspray from irrigation sprinklers.

This alternate method of construction approval shall not permit deviations from any other building code section, nor shall it extend to any subsequently adopted building code, unless specifically reevaluated and approved.

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