



Maricopa County

Planning & Development Department

Department Directive

Department Directive:
DD-2018-01

Supersedes: None

Effective: Immediately

Initiator: Ralph Shepard

Director: Jennifer Pokorski,
AICP - *JP*

PURPOSE: To clarify issues arising from no step installations under covered patios.

REFERENCE: International Residential Code (IRC), Section R703.6.2.1
Maricopa Association of Governments Building Code Amendments
and Standards Manual BCAS #10

POLICY/PROCEDURE:

International Residential Code states the weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building.

It is the purpose of this code section to allow excess moisture inside the wall to drain to the exterior of the building. In no case shall the weep screed holes be covered by concrete, stucco or other material. Means must be provided for excess moisture to drain to the exterior of the building and patio slabs or pavers must slope away from the building.

Where the clearance required above the paved areas cannot be maintained due to a no step entry under **patio covers** and **front entries**, as an alternate method one of the following may be used:

1. The installation of a drain directly below the weep screed, this drain must have a positive slope to an approved drainage location
2. The area directly below the weep screed shall have an air gap, so that the weep screed can function as the intent of the code

All areas other than covered patios shall comply with R703.6.2.1 for weep screed minimums