

STANDARDS AND TOLERANCES GUIDE



10. PLASTERING, RENDERING AND PLASTERBOARD

PLASTERING AND RENDERING

10.1 Matching and repairing existing rendered surfaces

Within the first 12 months from completion of the work, repaired work is defective if it does not match as close as possible to existing work. In some instances this may not be possible as the original finish may have significantly aged or the material composition may be impossible to determine without expensive research.

When matching an existing finish, a practical approach must be adopted. Where possible, a physical joint, a door, a window, a downpipe or other similar separator should be incorporated to lessen the visual impact of the new work. Where this is not possible, the whole of that wall from corner to corner should be re-finished.

Generally, painting pre-coloured render to hide defects is not recommended as this significantly changes texture and appearance.

10.2 Cracking and other blemishes in external rendered surfaces on masonry substrate

Assess crack categories and defects in external rendered surfaces on masonry substrate in accordance with Table 4.2. Category 0 and 1 cracks are not defects. Category 2 cracks are defects if they are identified within 12 months from the date of completion of the work.

Within the first 12 months from completion of the work, obvious spot rust marks, due to the composition of the material and other blemishes, are defects if they are visible from a normal viewing position.

10.3 Articulation or control joints – provision and cracking

Unless documented otherwise within the first 12 months from completion of the work, cracks in external rendered surfaces are defects if control joints in the substrate have not been carried through the render or if control joints have not been installed in accordance with the render or coating manufacturer's recommendations.

Unless documented otherwise, within 6 years and 6 months from completion of the work, cracks in external rendered surfaces are defective if they allow water penetration into the building or compromise the health and safety of those who use the building.

With the exception of paint and recommended mastic sealants, render or other applied finishes are defective if they cover articulation or control joints.

10.4 Covering articulation or control joints and damp-proof courses

Mouldings and inflexible covering strips are defective if they are installed across articulation or control joints and are fixed or restrained on both sides.

Applied finishes are defective if they impede the performance of any damp-proof course or sub-floor ventilation required in accordance with the BCA.

Within the first 12 months from completion of the work and unless documented otherwise, flexible mastic or sealant is defective if it does not match as close as practicable the colour of the adjacent surface and has not been used in accordance with the manufacturer's installation instructions.

10.5 Cracking in external applied finishes used over lightweight substrate

Cracks or open joints in external finishes applied to lightweight substrate are defects if they are greater than 1mm and are visible from a normal viewing position within 12 months after completion of the work.

Cracks or open joints in external finishes (excluding painting) applied to lightweight sheet substrate are defects if they allow the ingress of water.

10.6 Cracks in internal rendered finishes including hard plaster

Assess crack categories and defects in internal rendered surfaces on masonry substrate in accordance with Table 4.2. Category 0, 1 and 2 cracks are not defects. Category 3 and 4 cracks are defects.

10.7 Cracking in external mouldings

Cracks in mouldings and/or other architectural features, including joints between those features and adjacent surfaces, are defects if they are greater than 1mm and are visible from a normal viewing position within the first 12 months of completion of the work.

10.8 Verticality or plumbness of internal and external wall surfaces

Within the first 12 months from the completion of the work, wall surfaces are defective if they deviate from vertical by more than 4mm within any 2m height. For tolerances in masonry refer to Table 4.4 in this Guide.

10.9 Straightness of internal and external wall surfaces

Within the first 12 months from completion of the work, walls are defective if they deviate from plane (bow) by more than 4mm within any 2m length of wall. This tolerance includes internal walls with a build up of plaster at internal and external corners of the plasterwork.

PLASTERBOARD AND OTHER SHEETING

10.10 Plasterboard sheeting

Within the first 12 months from completion of the work, the installation and jointing of plasterboard sheeting systems is defective if it does not conform to *AS/NZS 2589.1 - Gypsum Linings - Application and Finishing* and the manufacturer's installation instructions.

Within 6 years and 6 months from the completion of the work, the installation and jointing of a plasterboard sheeting system is defective if it compromises the health and safety of those who use the building.

10.11 Defects in other sheeting systems

Defects in the installation of other sheeting systems such as fibre cement sheeting shall be assessed in the same manner as plasterboard sheeting.

10.12 Back blocking

Within the first 12 months from completion of the work, plasterboard ceilings and walls are defective if they have not been back blocked in accordance with *AS/NZS 2589.1 - Gypsum Linings - Application and Finishing*.

In particular Level 4 ceilings in any area that contains three or more recessed joints must be back blocked in accordance with AS 2589.

10.13 Level of finish for plasterboard

Within the first 12 months from completion of the work, unless documented otherwise, a plasterboard finish is defective if a Level 4 finish (as defined below) is not provided.

Notwithstanding the above, unless documented otherwise, plasterboard in areas not readily visible such as non-walk-in cupboards, concealed storage areas such as under stairs and non-liveable attics, a Level 3 finish is acceptable.

LEVEL OF FINISH

A Level 4 finish shall be the default level for gypsum lining, unless specified otherwise. Flat or low sheen paints shall be used for this Level 4.

All joints and interior angles shall have tape embedded in jointing cement/jointing compound and a minimum of two separate coats of jointing cement/jointing compound applied over all joints, angles, fastener heads and accessories.

All jointing compound shall be finished evenly and be free of tool marks and ridges in preparation for decoration.

NOTES:

1. In critical lighting conditions, surface imperfections may still be apparent in a Level 4 surface finish.
2. Where gloss, semi-gloss and deep tone paints are used, surface imperfections will be more evident.

** [AS/NZS 2589 Gypsum linings - Application and Finishing - Clause 3.1.4 - Level 4] - Reproduced with permission from SAI Global Ltd under Licence 1902-c082.*

10.14 Cracking in plasterboard, hard plaster and other plaster elements

Within the first 12 months from completion of the work, cracking in walls, ceilings and bulkheads is a defect if it is visible from a normal viewing position.

Within the first 12 months from completion of the work, cracking in recessed and butt joints is a defect if it is visible from a normal viewing position.

Cracking after the initial 12 month period shall be assessed in accordance with Table 4.2. Category 0, 1 and 2 cracks are not defects. Category 3 and 4 cracks are defects.

10.15 Cracking in cornices

Within the first 12 months from completion of the work, cracking of cornice joints such as butt joints and mitres, and at junctions with walls and ceilings is a defect if it is visible from a normal viewing position.

Cracking after the initial 12 month period shall be assessed in accordance with Table 4.2. Category 0, 1 and 2 cracks are not defects. Category 3 and 4 cracks are defects.

10.16 Cracking at junctions of dissimilar materials

Within the first 12 months of completion of the work, cracking at junctions between dissimilar materials is a defect if it is visible from a normal viewing position.

Cracking after the initial 12 month period shall be assessed in accordance with Table 4.2.

Category 0, 1 and 2 cracks are not defects.

Category 3 and 4 cracks are defects.

10.17 Straightness and alignment of plaster cornices

Within the first 12 months from completion of the work, plaster cornices are defective if they deviate from a straight line greater than 4mm over a length of up to 2m.

10.18 Peaking or jointing in plasterboard

Within the first 12 months from completion of the work, plaster peaking or jointing is a defect if it is visible from a normal viewing position.

10.19 Nail popping in plasterboard

Nail popping in plasterboard sheeting is a defect if it occurs within the first 12 months of completion of the work or if it occurs within 6 years and 6 months from completion of the work and has the potential to cause collapse.