





## PLASTERING & DRYLINING

Plastering & Drylining	292
Dabbing	293
Metal Studs	294
Plasterboard	296
Plasterboard Penetrations	298
Bad Practice	299
Plasterboards	300
Tape & Joint	301
Plastering	302



# PLASTERING & DRYLINING

- 1 Drylining can only commence once warranty providers and building control First Fix key stage inspection has been undertaken (where applicable) and builder responsible reportable items have been cleared.
- 2 Drylining should only commence once all pipework (including gas, water and waste pipes) have been tested. Plasterboard work should not commence until the building is watertight and should take place according to programme.
- 3 Reference to the "Good Practice Guide" should be sought to ensure correct standards are met. This is available on the TW inHouse Production pages.
- 4 The correct specification plasterboard must be used for the specific situation. Ensure correct Moisture Resistant (MR) to wet areas, fire rated boards and acoustic boards fitted where required. This list is not exhaustive.
- 5 When drylining a continuous ribbon of adhesive dab should be applied to all external walls, top and bottom, to prevent air infiltration. Ensuring continuous dabs are left at least 100mm away from I beams. Continuous dabs to be applied to all window and door reveals. External and internal corners, service points, electrical switches and sockets.
- 6 Ensure the gas feed to the boiler has been solid dabbed all round to prevent gas leaks.
- 7 Stagger plasterboard horizontally and vertically where appropriate to reduce the potential of cracking over time. Best practice is that external corners and reveals should use the manufactured edge of board to ensure a square edge for decoration.
- 8 In general, 15mm boards should be used on ceilings, with 12.5mm boards used on walls. Fire rating should be in line with the design and specification which may involve some additional measures.
- 9 Two layers of 12.5mm plasterboard to all pipe boxings, Pipes to be insulated and manufactured edges used. Air Admittance Valves (AAV / Durgo) should not be lagged. Access panels should be the same fire rating as per the design to be supplied and fitted where required to allow clear access to valves.
- 10 Ensure all screws are correct size for walls and ceilings, fixed at max 230mm centres in the field of the board and 150mm on board joints and max 300mm centres for walls.
- NEW Fixings centres should be decreased to 200mm on external corners when fixing onto timber. Noggins / dwangs should be fitted in to ensure plasterboard can be screwed to all ceilings and prevent sagging. There must be a minimum of 10mm distance from a bound edge or 13mm from cut edge and must be measured from the centre of the screw.
- NEW Torque must be adjusted from the edge of the plasterboard and torque must be adjusted on screw guns to ensure the screw head is flush and does not penetrate the paper surface of the plasterboard sheet.
- 11 Minimum length of fixing should be used; minimum length when fixing into timber = board thickness +25mm, when fixing into metal = board thickness +10mm.
- 12 Setting out should always accommodate a full architrave at door entrances.
- 13 Delivery of plasterboard must be just in time to avoid boards being exposed to the elements.



For more information refer to **The Site Book Good Practice Guide: Residential** by British Gypsum (BG) and **The White Book** by British Gypsum.

<https://www.british-gypsum.com/literature/site-book-and-good-practice-guide>

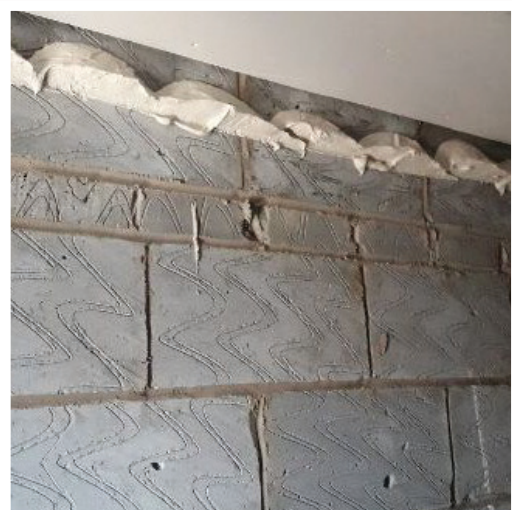
# DABBING



- 1 Solid ribbons of adhesive to full perimeter including around doors, window frames, sockets and other service penetrations and into reveals. Cover gas pipes with solid dabs. Allow clearance to ceiling of 100mm to help prevent microcracking.



- 2 Dabs should be applied in a regular pattern in accordance with BS 8212 and BS 8000. Part 8 to give a minimum area of contact between board and background of 20%.



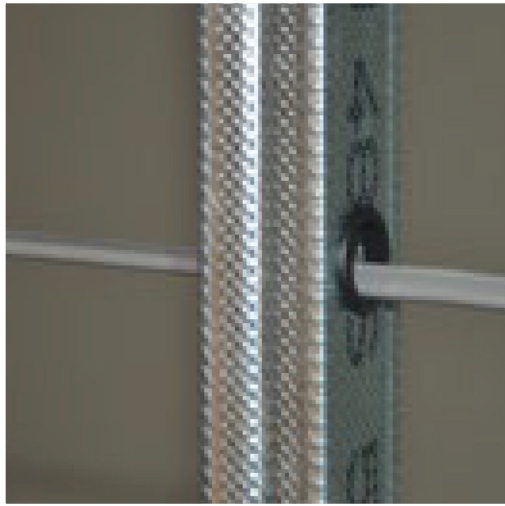
- 3 Minimum clearance of 100mm at ceiling / floor junction to prevent micro cracking 25mm elsewhere.



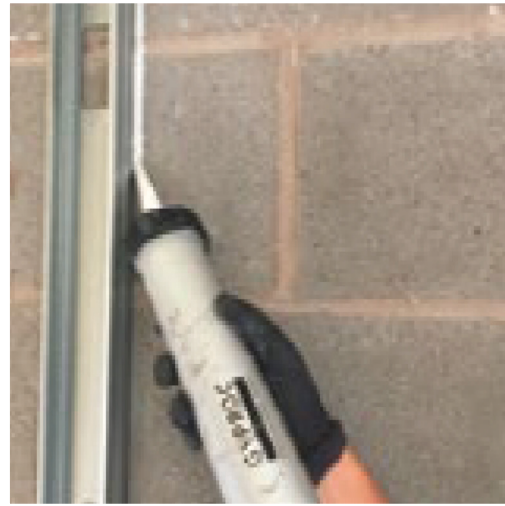
- 4 Either metal or timber studs may be used dependant on plot design. Sheeters must follow the British Gypsum guidance on fitting plasterboard to either system.



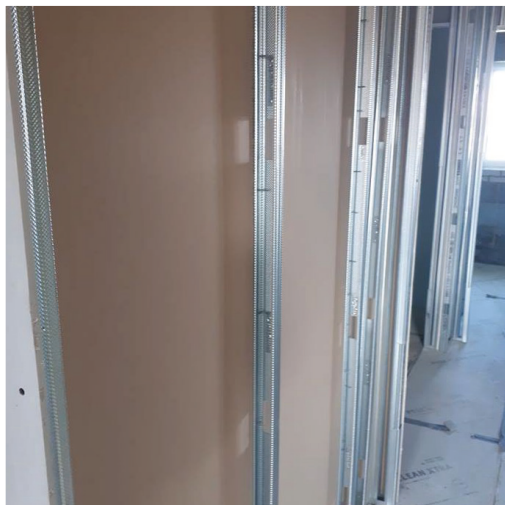
## METAL STUDS



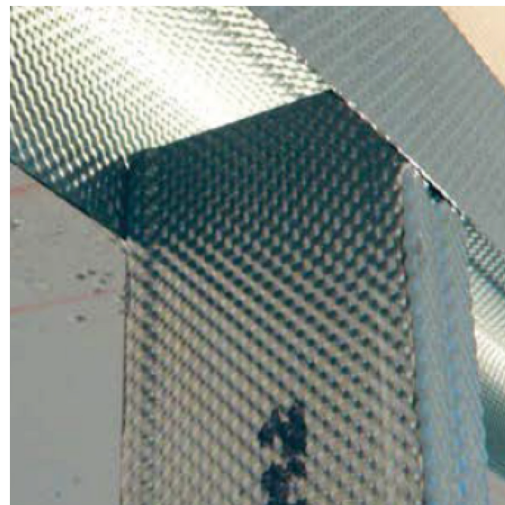
- 1 It is very important that any holes, through which services pass, in metal studwork are protected by rubber grommets to prevent the pairing away of insulation on electric cables.



- 2 Manufacturer approved sealant is applied to the metal stud framework perimeter to provide optimum sound insulation between rooms.



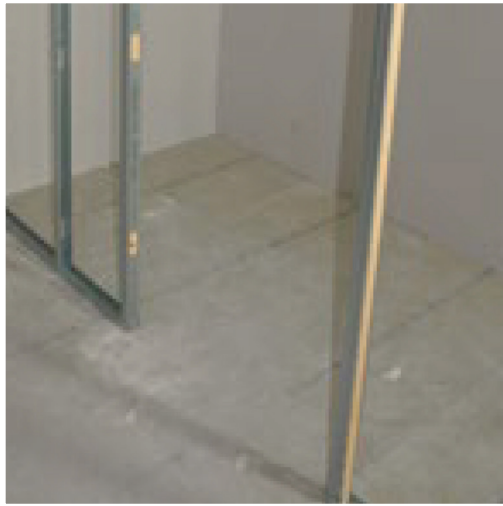
- 3 Plasterboard must be fixed securely to the metal stud and floor track.



- 4 Board fixings should not fix through the metal stud and floor track. This will fix into the floor track and then push the stud away from the track. Once a stud is cut, it should have at least 10mm of engagement into the head track.



# METAL STUDS

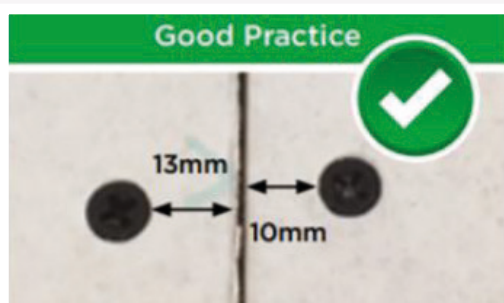


- 5** In line with BS 5234 for Light Duty door openings best practice is to reinforce metal studs with timber.

Insert a timber section 38mm x 43mm fixed into position using a 60mm drywall screw into the metal stud, at each side of the door opening prior to fixing into position. For more information, refer to group standard detail on metal stud door openings. It should be noted that British Gypsum drywall screws are not suitable for fixing door casings into place.



- 6** For Medium / Heavy / Severe Duty door openings such as communal areas in flats in line with BS 5234 door openings should be reinforced. Allow the floor track to run over the door opening by 300mm. Snip and bend into an upright position so the channel will cloak the stud at the door opening. Once the head of the opening is formed, continue to cloak the metal stud at the doorway between the returned floor channel and the returned head track. The door opening is now formed to allow the door frame fixing with self tapping screws.

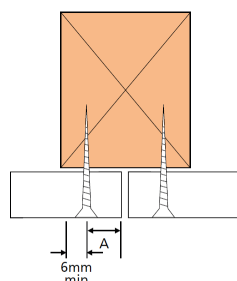


- 7** Check all boards are correctly aligned as specified by the British Gypsum White Book. Screws stepped a minimum of 10mm from the board edge (13mm on a cut edge) to avoid crimping or splitting check screws are not screwed too deeply into board.

Wall boards should be affixed to studs vertically at 300mm centres and external corners to be at 200mm centres.

It is important to stagger board joints for optimum sound insulation and fire protection. On partition walls, boards either side should be positioned fixed to alternate studs.

NEW



**Fixing tolerances**  
Lightly butt boards with a max. separation of 3mm. Where a cut edge occurs dimension A is 13mm min; where a bound edge occurs dimension A is 10mm min.



# PLASTERBOARD



- 1 All service penetrations through the plasterboard should have a perimeter seal to prevent air leakage and prevent ingress of fire into the cavity.



- 2 Plaster board should have a solid dab along the bottom of sheets.

Ensure that plasterboard is lightly abutted except the floor and sealed especially in areas of restricted access (i.e. behind bath panels). Sealant should be used to contribute to airtightness.

The correct type and grade of plasterboard should be used as per manufacturer's guidance and fitted in line with TW standards.



- 3 When sheeting is complete all debris must be removed, plasterboard must only be disposed of in the allocated plasterboard skip. All temporary plasterboard packing should be cut out and removed once complete.



- 4 Mould growth and moisture migrating through to the plasterboard surface can occur when plasterboard is applied onto wet masonry backgrounds. This can be evident during the construction process however, mould growth can also occur once a property has been occupied by a homeowner.

Plasterboard should only be applied to dry blockwork.



- 5** Plasterboard should be free of damage. Plasterboards should be delivered, fitted as soon as possible to ensure they are not stored outside and exposed to the elements.



- 6** Plaster board must be fitted behind kitchen units, baths and underside of showers on plinth junction.



- 7** MR boards (typically green) to be used in areas around baths and showers which are to be tiled.

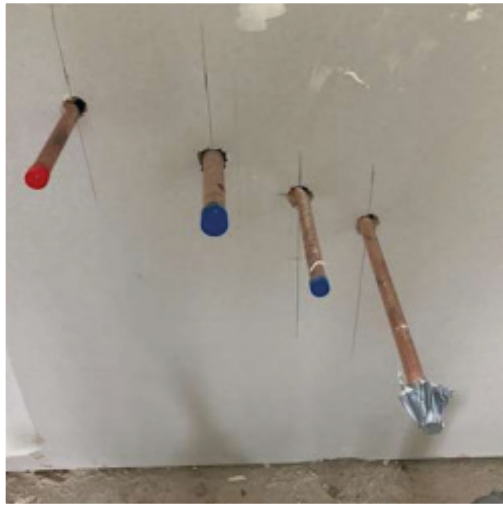


- 8** Acoustic insulation is usually installed by the Drylining Contractor and should follow the plot specific design in line with the product specification.





# PLASTERBOARD PENETRATIONS



- 1 Switches and sockets should be cut neatly, correctly spaced (min 75mm, i.e. width of a back box) and adequately protected. Once all plastering / drylining works are complete back boxes are cleaned out and free from damage.

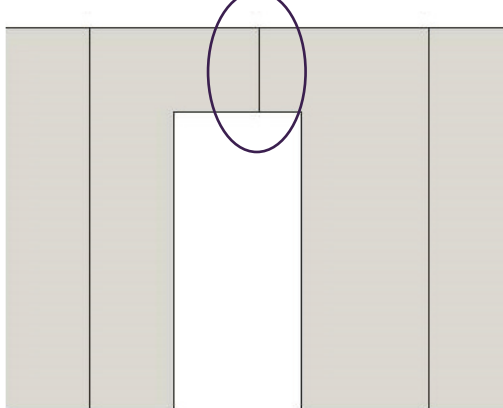
The plaster board must be cut with a suitable hole saw for any pipe or wire penetrations.



- 2 Where shower trays meet masonry walls the plasterboard should be as snug as possible allowing wall tiles to be fitted. For tiled areas, studwork must be at max 400mm timberstuds and 300mm for metal studs.

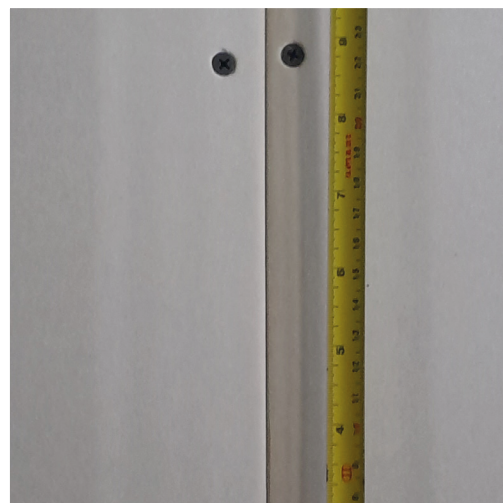
NEW

Timber noggin must be installed to the cut edge of the board



- 3 Over sailing of sheets should be used as standard around doors. The partition is boarded away from door openings. Plasterboard joints are staggered on either side of the partition. This will reduce the risk of cracking and movement of the board.

NEW

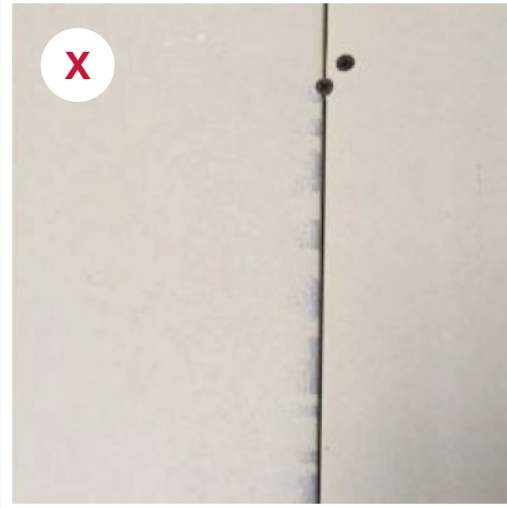


- 4 Plasterboard layers should be screwed at 300mm centres except at external corners where spacing centres decrease to 200mm centres.

## BAD PRACTICE



- 1** Plasterboard should fit snugly around the shower tray.
- 



- 2** Screws should sit 10mm from bound edge and 13mm from cut edge of the plasterboard and should not go through a joint.
- 

NEW



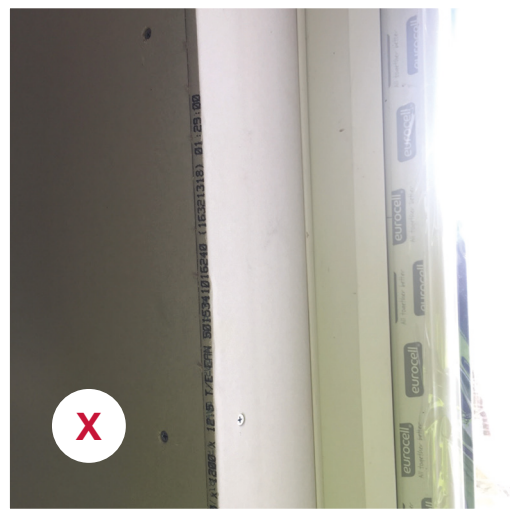
- 3** Screws should not be driven into the plasterboard.
-



# PLASTERBOARDS



- 1 The correct external beads must be used in line with TW specification.



- 2 Finished manufactured edge should be used where possible on internal and external angles such as window reveals to provide a stronger more consistent corner.

- X Screws should be fixed at 200mm centres



- 3 Two layers of 12.5mm board and insulation must be used on entire soil stacks for noise and fire mitigation.



- 4 It is important **not** to use any additives which will compromise the performance of Gyproc jointing products in terms of reduced strength and sanding characteristics. Clean water only should be used for mixing joint materials. Ensure bags are fresh, unopened and not damaged.

Bags should be stored off the ground in a dry location.

# TAPE & JOINT



- 1 Gyproc corner tape should be used for external angles and splayed internal angles.



- 2 Joints must be sanded using a sander from floor to ceiling and the finish must provide a smooth level surface for paintwork to be applied. Ensure a mask is worn and an extractor used to reduce the level of dust as per HSE Manual Guidance.



- 3 Three applications of jointing compound should be applied. The compound must be dry before the next application, feathering each out beyond the previous application. Sand each joint as required to remove any imperfections.





# PLASTERING



- 1 Before skimming, all surfaces must be dry, clean and free from loose material. Plaster should be recently and thoroughly mixed using clean water, opposing walls should be skimmed first to achieve the best finish for internal corners.

Floors and surfaces must be protected whilst plastering and the plot should be left clean and tidy.



- 2 Plaster should cover walls from ceiling to floor to give a smooth, consistent finish. In shower rooms, it must cover the plasterboard down to where it meets the tray and be a minimum of 2mm thick. Plaster should be applied in two applications wet on wet. Plaster should be given a minimum of 24 hours to dry before mist coat begins.

NEW



- 3 Plasters must only be applied where backgrounds are not frozen or will remain at 2 degrees or above until dry. Ambient and background temperatures must be maintained above 5 degrees until fully dry to apply ThistlePro DuraFinish.



- 4 When skimming MR boards, pre-treatment with Thistle Bond-It is required when using Thistle BoardFinish or Thistle MultiFinish. Pre-treatment is not necessary using ThistlePro DuraFinish.



