

Technical Guidance Notes

to common issues

Water damaged Gyproc® plasterboards (including Rigidur H)

Whilst we can provide some guidance in terms of what might be considered as defective, to whatever degree of severity, identification is not always easy. We recommend when gypsum based boards (other than moisture resistant grades) have been subjected to direct contact with water, the boards should be removed and replaced with an equivalent British Gypsum product to maintain the original performance. Identifying water damage to plasterboard can be difficult. Tell tale signs include bowing, mould growth or paper delamination.

Other instances such as surface wetting, which may dry out relatively quickly, could still develop water stains or mould requiring remedial treatment or action at a later stage of the project. Where any type of British Gypsum board (including moisture resistant grades) may have been exposed to contaminants in the water or where mould growth is present professional advice should be obtained before proceeding further.

Constructions which form a cavity, e.g. a stud wall or suspended ceiling, should also be inspected. In these situations, consideration should again be given to the likelihood of exposure to contaminants and the potential for mould growth problems. Also, whilst most metal components and accessories are galvanised to a recognised British Standard consideration should be given to the possibility of rusting where items have been cut or penetrated. The latter is normally only relevant if a prolonged period of exposure has occurred. Care should be taken to remove any remaining water from within the ceiling furring's or channels etc. prior to re-boarding. Boards or decoration can also be affected, as above.

Isover insulation has water repellent qualities and provided that the insulation has kept its form the performance in cavities should not be affected. We recommend that any cavity be allowed to dry out thoroughly and the insulation and cavity is rigorously checked, as per above having first given due consideration to the possibilities of exposure to contaminants in the water, or the potential for mould growth problems.