DAMP-PROOF COURSE REPLASTERING

Information Sheet (PL1)

Where rising damp has occurred, the action of rising water carries mineral salts, (chlorides, nitrates and sulphates) from the ground and leaves them as salt deposits in the masonry and plaster. Most plasters are unable to cope with this contamination.

Some of these salts (chlorides and nitrates) can be hygroscopic meaning that they have the ability to attract moisture. Even though the introduction of a damp-proof course will control further rising damp salt contamination in plaster can allow the symptoms of rising dampness to persist such as damp patches of varying severity, damage to decorations and decay of plaster.

It is therefore essential that the risk of contaminated plaster is considered in the form of its replacement with a system that will prevent these salts from migrating from the masonry in to the new plaster. This plaster removal and replacement is normally carried out at the same time as the damp-proof course installation so as to minimise disturbance to the building occupant. However, if disturbance is not an obstacle the walls could be left to dry out and plaster evaluated at a later date.

We recommend only the use of premixed bagged water and salt resistant renovating plasters as the choice of salt resistant 'wet' plaster system. Plaster must be applied as per the manufacturer's instructions and the notes below should be considered.

NOTES:

1. Plaster Thickness

Unless specified, our quotation assumes an existing total plaster thickness of not more than 18 mm. If after plaster is removed the thickness is found to exceed this, then additional dubbing out coats of rendering will be needed to bring the new plaster up to the level of the existing plaster.

This will increase the time required to complete the work and will involve the supply of extra materials. The Company reserves the right to make an additional charge for the extra thickness required, calculated on a pro-rata basis from the original quotation.

2. Additional Replastering

At the time of surveying / inspection or treatment it may not be possible to ascertain the full extent of the replastering required as the presence of salts may only become apparent after the damp-proof course has been installed and drying out has been allowed. It is required that the client complies with the drying times in item 4 below, even on walls which have not been replastered.

After the drying out time, if evidence of salting is seen on walls where replastering has not been carried out, then this may indicate contamination by salts and the client should contact the Company to arrange a further inspection to see whether additional (chargeable) replastering is necessary.

3. Drying Out & Redecoration

On completion of the work any replastered walls will be the characteristic pink, cream or grey colour of finishing plaster. There is still a lot of moisture left within these treated walls and they must be allowed to dry out before any redecoration is undertaken. Drying out should not be forced, as this could cause the new plaster to crack. See paragraph 4 below. After about 4 weeks a non-alkali, 'trade' water-based emulsion paint (NOT vinyl) may be applied. Redecoration with wallpapers and all other types of paints and finishes should only be carried out when the walls have dried out completely.

The drying times in the adjacent table are approximate and for guidance only. In general, allow about 1 month per 1" or 25 mm of wall thickness.

Wall Thickness	Drying-Out Time
less than 100 mm	3 to 6 months
100 mm to 300 mm	6 to 12 months
over 300 mm	1 month per 25 mm

4. Plaster Curing & Cracking

Cement based plasters need to remain damp for some time to allow the cement to cure. Curing is the process which forms the bond strength of the plaster to the wall, and the strength within the plaster. Drying out too quickly will stop the curing process and result in the plaster being weak and not keying to the walls.

During drying out, cement plasters may crack. This is the result of stresses being set up in the plaster because the cement shrinks as it loses moisture. Cracking is much more likely to occur in uncured plaster. This is why a slow dry out (to prolong the cure process) is so important.

Some cracking should be expected. On the finishing plaster this is usually hairline and is considered acceptable. It can usually be decorated out, or wall paper covered. Larger cracks should be drawn to our attention prior to redecoration, but may only require filling as part of the redecoration process.

5. Skirting Boards

Where it is necessary to remove skirtings to install the damp-proof course, it is highly probable that sections of skirtings may be found to be affected on the reverse side by fungal decay, which cannot always be detected at the time of the survey. Any replacements found necessary in this case may be charged as an additional cost item, if not already specifically included as part of the report / contract.

6. Plaster Joints

Where new replastering meets the original plaster, there will be a joint. We try to minimise the impact of this visually, but the joint is always detectable. Some wallpapers do mask this, but you should expect there to be a joint that you can see.

If a joint is unacceptable within the finished plaster then the wall will need to be skim plastered to full height. There will be additional costs for doing this. This requirement should be notified to us BEFORE the work commences.

7. Lateral Spread of Damp

Replastering usually covers a wall that is residually damp. The plaster may therefore slow down the loss of moisture from the wall through evaporation. Sometimes this can result in lateral movement of damp into areas that were not previously affected. We can't predict if this will happen. Associated building materials might be affected, and an example of this is the plasterboard under drawing of an exposed staircase or a section of plasterboard ceiling. We cannot predict this occurrence, but it can be repaired if it takes place. We make charges for this type of work.

8. Use of Other Plasters

Gypsum based, light weight plasters (including 'dot & dab') must not be used as these are not salt resistant. Plaster must not bridge the damp-proof course and must not come in contact with solid floors. A minimum gap of 2"/50 mm should be left between the floor and the plaster. The gap must not be filled with plaster to facilitate the fixing of skirting boards. Modern dry wall systems that are designed for use of damp-proof course treated walls may be used but only with written approval from us. Any non-approved replastering system will invalidate any guarantees offered by ourselves.

This leaflet should be read in conjunction with any report, drawing and quotation issued by the Company for a particular property. Where relevant, the contents of this leaflet are included in the contract formed between the Client and the Company. "The Company" refers to Catrake Ltd t/as Yorkshire Dampcourse.