

Plasterboard fire-resisting ceiling in contact with single leaf masonry

(May 2024) (Second issue – supersedes December 2008)

The Technical Guidance Notes are produced by NHBC as guidance solely for our builder customers as to how to interpret the technical requirements in relation to the warranty cover provided by NHBC under its Buildmark, Buildmark Choice, Buildmark Link, Buildmark Solo, Buildmark Connect or any similar product from time to time. It has not been created or intended for distribution or use outside of that purpose. The information contained in this Technical Guidance Note does not constitute advice and is not to be relied upon by any third party. Nothing in this Technical Guidance Note is intended to, nor should it be taken to, create any legal or contractual relationship. Any third party who chooses to rely upon the information contained in the Technical Guidance Notes shall do so entirely at their own risk and NHBC accepts no duty of care or liability, however caused, in connection with its use or reliance by any third party.

Question

Is it acceptable for a plasterboard re-resisting ceiling to be in contact with single leaf fairfaced masonry?

Considerations

- Rain may penetrate the masonry and cause damage to the ceiling, reducing its fire resistance.

Answer

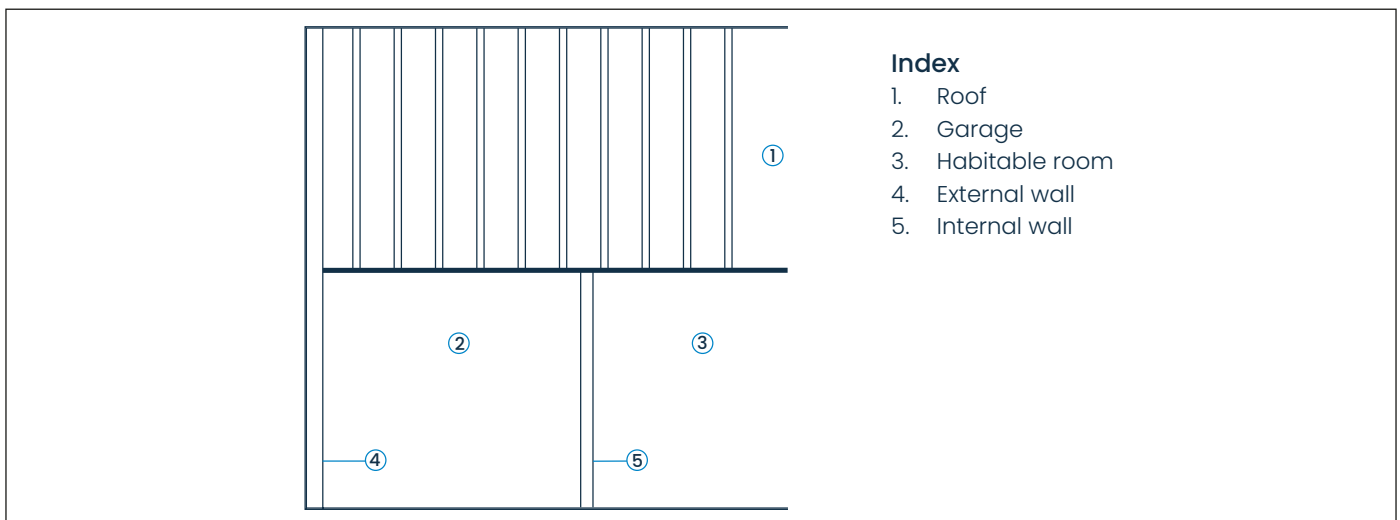
In areas of sheltered and moderate exposure to wind-driven rain it may be acceptable for a plasterboard ceiling to be in contact with single leaf fairfaced masonry.

In areas of severe and very severe exposure to wind-driven rain it is not acceptable and an alternative construction should be used.

In the situation shown below, appropriate alternatives include:

- building the external wall in cavity construction, or
- providing fire separation between the garage and habitable rooms by extending the internal wall up to the underside of the roof covering and fire stopping above and below the roof underlay. The plasterboard ceiling may then be omitted.

See also Technical Guidance 10.1/4 regarding ceilings in garages.



NHBC, NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks MK5 8FP
Tel: 0344 633 1000 Web: nhbc.co.uk

National House-Building Council (NHBC) is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority for carrying on insurance business and insurance distribution activities.

NHBC is registered in England and Wales under company number 00320784. NHBC's registered address is NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Buckinghamshire, MK5 8FP. Note that only certain parts of our products and services are within the scope of UK financial services regulations. For more information on our products and services, please see our website nhbc.co.uk or your NHBC product documentation.