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WATER STAINS ON PLASTER CEILING

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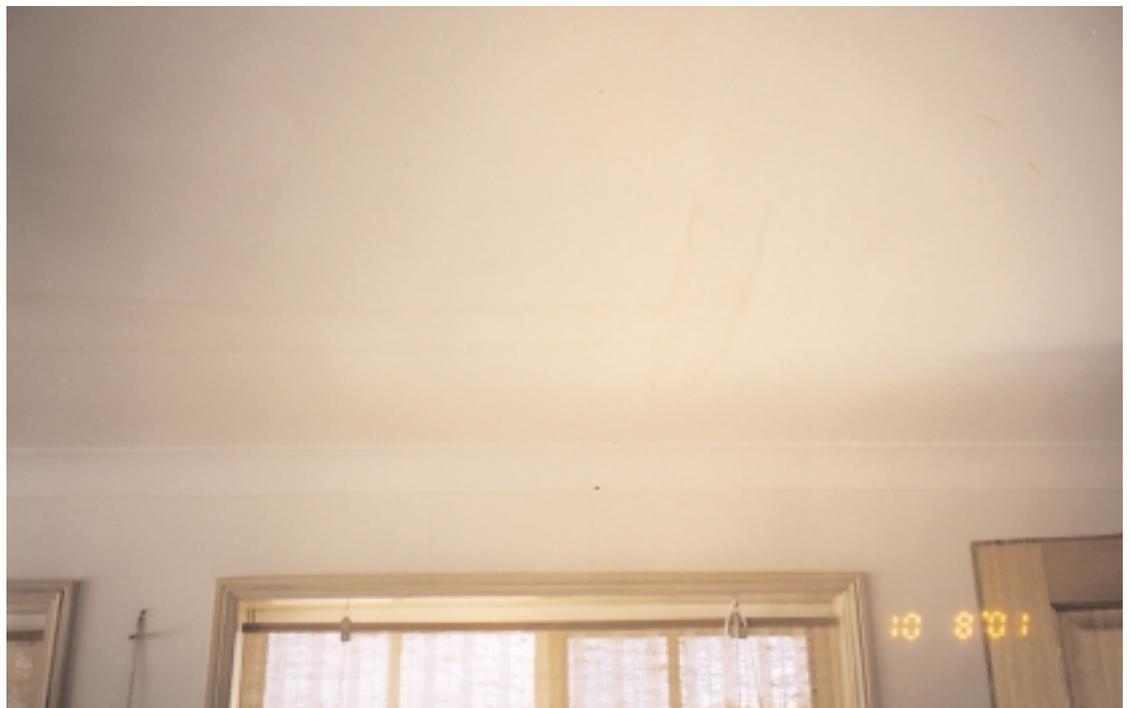
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THE ISSUE

Approximately five years after building completion, water staining appeared on the garage plaster ceiling.

The garage roof is a zincalume klip-lok (tray-deck) style roof, which is fixed to a low-pitched structure. The roof profile is higher than the attached eaves gutter.





OBSERVATION

The roof profile is suitable for low-pitched applications such as this designed structure. The deck is secured from beneath and is not pierced;

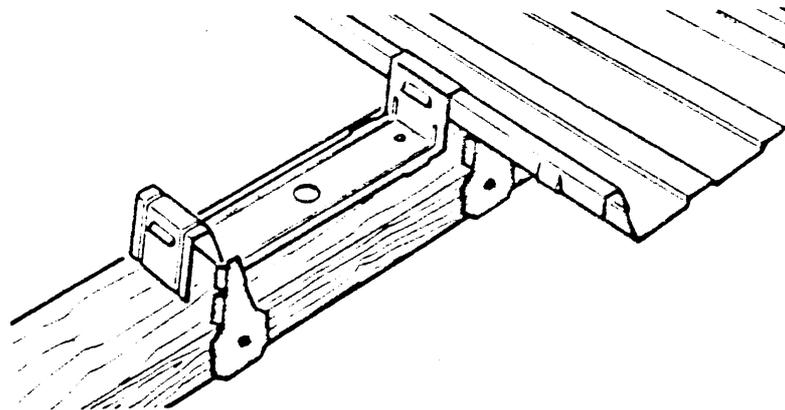
there are no holes for water to enter. Possible sources for water to enter the ceiling cavity are at flashing intersections and at eaves.



THE REASON

BSA's investigation determined that the installation of the klip-lok deck did not provide for rib-end stops to close the cavities on the underside of the roof sheets.

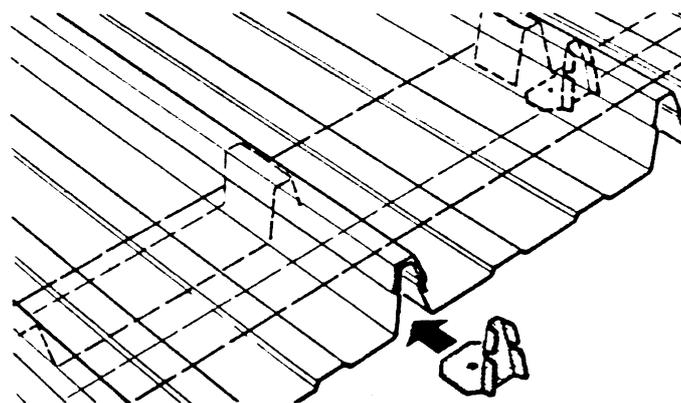
The rib-end stops can be fitted during the installation by fastening two end stops to the side of the eaves support after the roof sheet has been installed.



CORRECTIVE MEASURES

The rib-end stops can be fitted after the roof sheeting is in place by bending the flat of the end stops at right angles and forcing one into the end of

each rib until the flat is wedged firmly between the underside of the klip-lok and the fascia.



RESOLUTION

The quality of workmanship is crucial on any job. Attention to manufacturer's guidelines for correct installation practices is just as important. BSA has for many years received numerous complaints in regards to water penetration, which has resulted from poor roof installation.

This case required the building contractor to supply and install rib-end stops between the underside of the klip-lok and the fascia. Rectification to water stained plaster ceiling was also necessary.

Rectification of such faults are often difficult, time consuming and often expensive to repair.

BSA issued a formal direction to rectify the defective building work, pursuant to Section 72 of the Queensland Building Services Authority Act 1991. The issuing of such a direction was recorded against the building contractor's licence history.

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