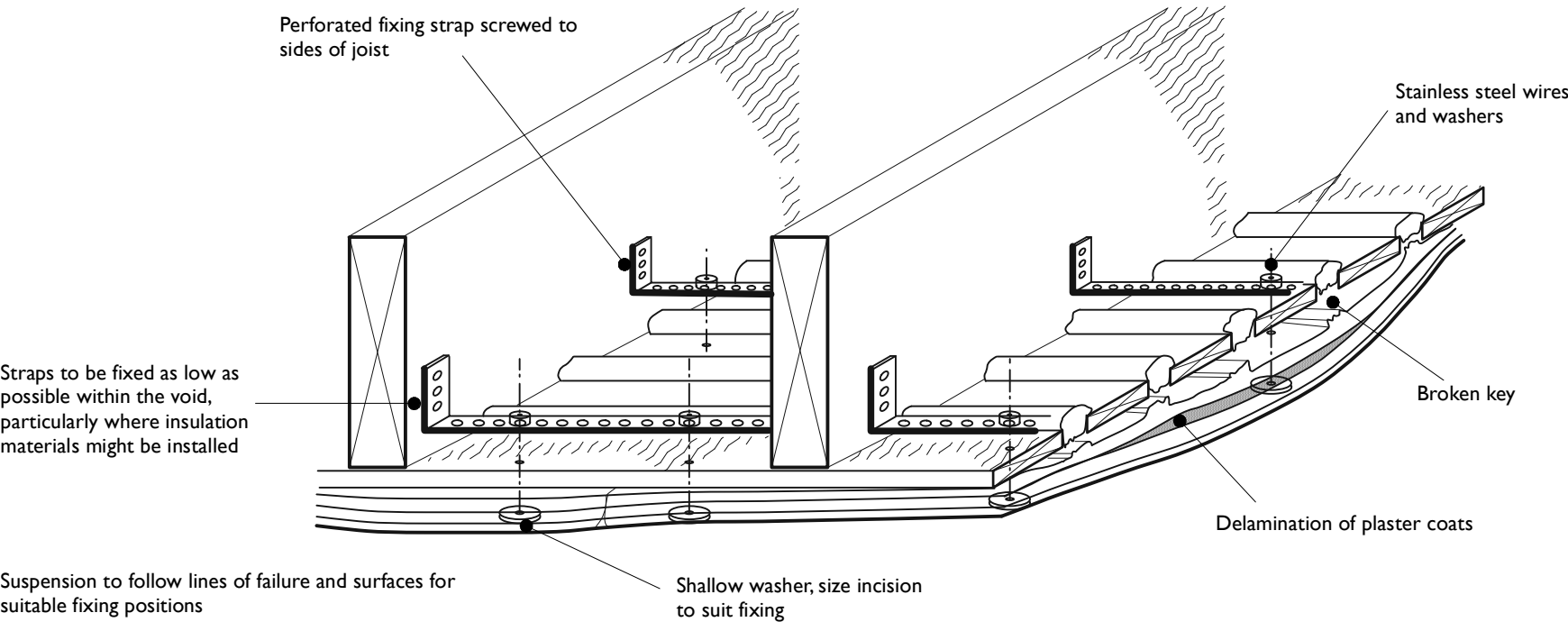


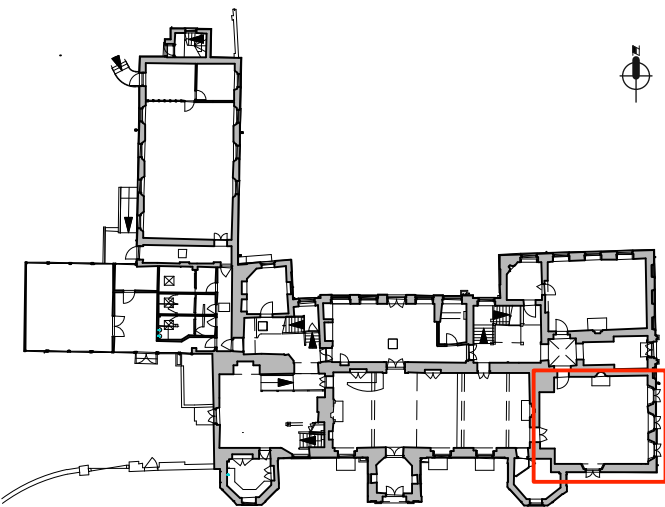
Sagging Plasterwork

Sagging ceiling plaster can be restrained or secured with stainless steel washers, screws and wiring. Stainless steel washers countersunk into the plaster surface are attached to stainless steel wires, which pass through the ceiling and are tied to perforated fixing straps, which secured between the joists. The tightness of the wiring should be such that it prevents the plaster moving downwards any further, but does not pull the plaster upwards. The advantage of this method is that it is easily reversible; it doesn't add additional weight and accommodates structural movement.

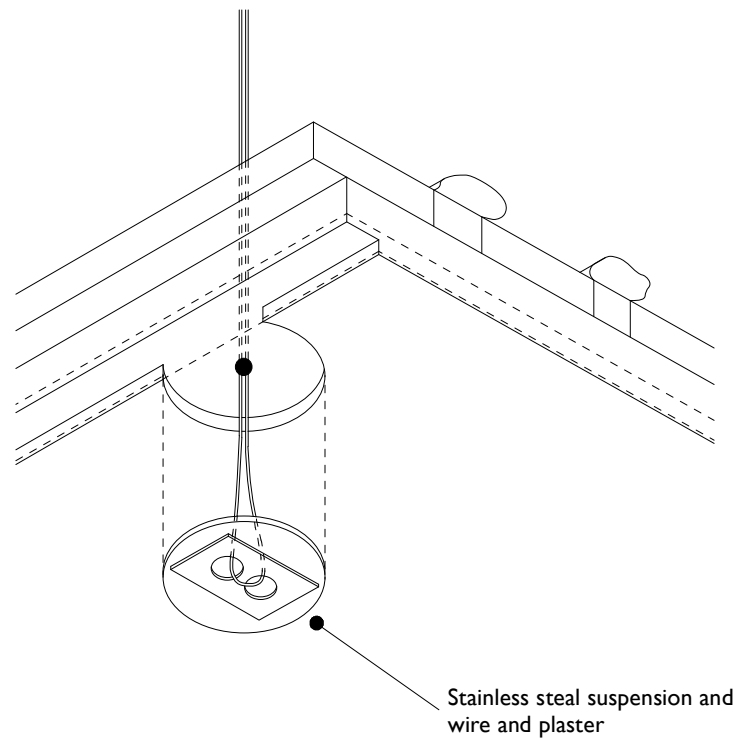
The use of gypsum plaster to create a new key is not recommended as it creates a rigid background and reduces the ability of the lime plaster ceiling to accommodate movement. It also adds further weight and the use of water in the gypsum mix can in some cases encourage timber decay. In addition, the gypsum will only grip the back of the first coat of ceiling plaster while the use of stainless steel wires and washers secures all of the plaster coats.



Typical Repair Technique for Delaminating Lime Plaster Ceilings



Key Plan - Ground Floor



Detail of washer

- NOTE
- 1. This drawing is copyright.
 - 2. All dimensions must be checked on site before proceeding.
 - 3. Dimensions of new work are to be adjusted to suit the existing building where necessary. Do not assume that the existing structure or details are plumb, square or level.
 - 4. The contractor must report any discrepancies to the architect before proceeding.

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Project	Bruce Castle
Drawing	Typical Lime Plaster Ceiling Repair Detail

Scale	NTS	Job No	7440
Date	June 2023	Drwg No	400
Drawn	EA	Rev	-