

780 CMR 25.00

GYPSUM BOARD AND PLASTER

780 CMR 2501.0 GENERAL

2501.1 Scope.

2501.1.1 General. Provisions of 780 CMR 25.00 shall govern the materials, design, construction and quality of gypsum board, lath, gypsum plaster and cement plaster.

2501.1.2 Performance. Lathing, plastering and gypsum board construction shall be done in the manner and with the materials specified in 780 CMR 25.00, and when required for fire protection, shall also comply with the provisions of 780 CMR 7.00.

2501.1.3 Other Materials. Other approved wall or ceiling coverings shall be permitted to be installed in accordance with the recommendations of the manufacturer and the conditions of approval.

780 CMR 2502.0 DEFINITIONS

2502.1 Definitions. The following words and terms shall, for the purposes of 780 CMR 25.00 and as used elsewhere in 780 CMR, have the meanings shown in 780 CMR 2502.1.

CEMENT PLASTER. A mixture of portland or blended cement, portland cement or blended cement and hydrated lime, masonry cement or plastic cement and aggregate and other approved materials as specified in 780 CMR.

EXTERIOR SURFACES. Weather-exposed surfaces.

GYPSUM BOARD. Gypsum wallboard, gypsum sheathing, gypsum base for gypsum veneer plaster, exterior gypsum soffit board, predecorated gypsum board or water-resistant gypsum backing board complying with the standards listed in Tables 2506.2, 2507.2 and 780 CMR 35.00.

GYPSUM PLASTER. A mixture of calcined gypsum or calcined gypsum and lime and aggregate and other approved materials as specified in 780 CMR.

GYPSUM VENEER PLASTER. Gypsum plaster applied to an approved base in one or more coats normally not exceeding ¼ inch (6.4 mm) in total thickness.

INTERIOR SURFACES. Surfaces other than weather-exposed surfaces.

WEATHER-EXPOSED SURFACES. Surfaces of walls, ceilings, floors, roofs, soffits and similar surfaces exposed to the weather except the following:

1. Ceilings and roof soffits enclosed by walls,

fascia, bulkheads or beams that extend a minimum of 12 inches (305 mm) below such ceiling or roof soffits.

2. Walls or portions of walls beneath an unenclosed roof area, where located a horizontal distance from an open exterior opening equal to at least twice the height of the opening.

3. Ceiling and roof soffits located a minimum horizontal distance of ten feet (3048 mm) from the outer edges of the ceiling or roof soffits.

WIRE BACKING. Horizontal strands of tautened wire attached to surfaces of vertical supports which, when covered with the building paper, provide a backing for cement plaster.

780 CMR 2503.0 INSPECTION

2503.1 Inspection. Lath and gypsum board shall be inspected in accordance with 780 CMR 115.2: *Required Inspections.*

780 CMR 2504.0 VERTICAL AND HORIZONTAL ASSEMBLIES

2504.1 Scope. The following requirements shall be met where construction involves gypsum board, lath and plaster in vertical and horizontal assemblies.

2504.1.1 Wood Framing. Wood supports for lath or gypsum board, as well as wood stripping or furring, shall not be less than two inches (51 mm) nominal thickness in the least dimension.

Exception. The minimum nominal dimension of wood furring strips installed over solid backing shall not be less than one inch by two inches (25 mm by 51 mm).

2504.1.2 Studless Partitions. The minimum thickness of vertically erected studless solid plaster partitions of ⅜-inch (9.5 mm) and ¾-inch (19.1 mm) rib metal lath or ½-inch-thick (12.7 mm) long-length gypsum lath and gypsum board partitions shall be two inches (51 mm).

780 CMR 2505.0 SHEAR WALL CONSTRUCTION

2505.1 Resistance to Shear (Wood Framing). Wood-framed shear walls sheathed with gypsum board, lath and plaster shall be designed and constructed in accordance with 780 CMR 2306.4 and are permitted to resist wind and seismic loads. Walls resisting seismic loads shall be subject to the limitations in 780 CMR 16.00.

2505.2 Resistance to Shear (Steel Framing). Cold-formed steel framed shear walls sheathed with gypsum board and constructed in accordance with

THE MASSACHUSETTS STATE BUILDING CODE

the materials and provisions of 780 CMR 2211.1, 2211.2, 2211.2.1 and 2211.2.2.3 are permitted to resist wind and seismic loads. Walls resisting seismic loads shall be subject to the limitations in 780 CMR 16.00.

780 CMR 2506.0 GYPSUM BOARD MATERIALS

2506.1 General. Gypsum board materials and accessories shall be identified by the manufacturer’s designation to indicate compliance with the appropriate standards referenced in 780 CMR 2506.1 and stored to protect such materials from the weather.

2506.2 Standards. Gypsum board materials shall conform to the appropriate standards listed in Table 2506.2 and 780 CMR 35.00 and, where required for fire protection, shall conform to the provisions of 780 CMR 7.00.

TABLE 2506.2 GYPSUM BOARD MATERIALS AND ACCESSORIES

MATERIAL	STANDARD
Accessories for gypsum board	ASTM C 1047
Gypsum sheathing	ASTM C 79
Gypsum wallboard	ASTM C 36
Joint reinforcing tape and compound	ASTM C 474; C 475
Nails for gypsum boards	ASTM C 514, F 547, F 1667
Steel screws	ASTM C 954; C 1002
Steel studs, nonload bearing	ASTM C 645
Steel studs, load bearing	ASTM C 955
Water-resistant gypsum backing board	ASTM C 630
Exterior soffit board	ASTM C 931
Fiber-reinforced gypsum panels	ASTM C 1278
Gypsum backing board and gypsum shaftliner board	ASTM C 442
Gypsum ceiling board	ASTM C 1395
Standard specification for gypsum board	ASTM C 1396
Predecorated gypsum board	ASTM C 960
Adhesives for fastening gypsum wallboard	ASTM C 557
Testing gypsum and gypsum products	ASTM C 22; C 472; C 473
Glass mat gypsum substrate	ASTM C 1177
Glass mat gypsum backing panel	ASTM C 1178

780 CMR 2507.0 LATHING AND PLASTERING

2507.1 General. Lathing and plastering materials and accessories shall be marked by the manufacturer’s designation to indicate compliance with the appropriate standards referenced in 780 CMR 2507.0 and stored in such a manner to protect them from the weather.

2507.2 Standards. Lathing and plastering materials shall conform to the standards listed in Table 2507.2 and 780 CMR 35.00 and, where required for fire

protection, shall also conform to the provisions of 780 CMR 7.00.

TABLE 2507.2 LATH, PLASTERING MATERIALS AND ACCESSORIES

MATERIAL	STANDARD
Accessories for gypsum veneer base	ASTM C 1047
Exterior plaster bonding compounds	ASTM C 932
Gypsum base for veneer plasters	ASTM C 588
Gypsum casting and molding plaster	ASTM C 59
Gypsum Keene’s cement	ASTM C 61
Gypsum lath	ASTM C 37
Gypsum plaster	ASTM C 28
Gypsum veneer plaster	ASTM C 587
Interior bonding compounds, gypsum	ASTM C 631
Lime plasters	ASTM C 5; C 206
Masonry cement	ASTM C 91
Metal lath	ASTM C 847
Plaster aggregates Sand Perlite Vermiculite	ASTM C 35; C 897 ASTM C 35 ASTM C 35
Plastic cement	ASTM C 1328
Blended cement	ASTM C 595
Portland cement	ASTM C 150
Steel studs and track	ASTM C 645; C 955
Steel screws	ASTM C 1002; C 954
Welded wire lath	ASTM C 933
Woven wire plaster base	ASTM C 1032

780 CMR 2508.0 GYPSUM CONSTRUCTION

2508.1 General. Gypsum board and gypsum plaster construction shall be of the materials listed in Tables 2506.2 and 2507.2. These materials shall be assembled and installed in compliance with the appropriate standards listed in Tables 2508.1 and 2511.1, and 780 CMR 35.

TABLE 2508.1 INSTALLATION OF GYPSUM CONSTRUCTION

MATERIAL	STANDARD
Gypsum sheathing	ASTM C 1280
Gypsum veneer base	ASTM C 844
Gypsum board	GA-216; ASTM C 840
Interior lathing and furring	ASTM C 841
Steel framing for gypsum boards	ASTM C 754; C 1007

2508.2 Limitations. Gypsum wallboard or gypsum plaster shall not be used in any exterior surface where such gypsum construction will be exposed directly to the weather. Gypsum wallboard shall not be used where there will be direct exposure to water or continuous high humidity conditions. Gypsum sheathing shall be installed on exterior surfaces in accordance with ASTM C 1280.

2508.2.1 Weather Protection. Gypsum wall-board, gypsum lath or gypsum plaster shall not be

installed until weather protection for the installation is provided.

2508.3 Single-ply Application. Edges and ends of gypsum board shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. Edges and ends of gypsum board shall be in moderate contact except in concealed spaces where fire-resistance-rated construction, shear resistance or diaphragm action is not required.

2508.3.1 Floating Angles. Fasteners at the top and bottom plates of vertical assemblies, or the edges and ends of horizontal assemblies perpendicular to supports, and at the wall line are permitted to be omitted except on shear resisting elements or fire-resistance-rated assemblies. Fasteners shall be applied in such a manner as not to fracture the face paper with the fastener head.

2508.4 Joint Treatment. Gypsum board fire-resistance-rated assemblies shall have joints and fasteners treated.

Exception. Joint and fastener treatment need not be provided where any of the following conditions occur:

- 1. Where the gypsum board is to receive a decorative finish such as wood paneling, battens, acoustical finishes or any similar application that would be equivalent to joint treatment.
- 2. On single-layer systems where joints occur over wood framing members.
- 3. Square edge or tongue-and-groove edge gypsum board (V-edge), gypsum backing board or gypsum sheathing.
- 4. On multilayer systems where the joints of adjacent layers are offset from one to another.
- 5. Assemblies tested without joint treatment.

2508.5 Horizontal Gypsum Board Diaphragm Ceilings. Gypsum board shall be permitted to be used on wood joists to create a horizontal diaphragm ceiling in accordance with Table 2508.5.

2508.5.1 Diaphragm Proportions. The maximum allowable diaphragm proportions shall be 1½:1 between shear resisting elements. Rotation or cantilever conditions shall not be permitted.

2508.5.2 Installation. Gypsum board used in a horizontal diaphragm ceiling shall be installed perpendicular to ceiling framing members. End joints of adjacent courses of gypsum board shall not occur on the same joist.

2508.5.3 Blocking of Perimeter Edges. All perimeter edges shall be blocked using a wood member not less than two-inch by six-inch (51 mm by 159 mm) nominal dimension. Blocking material shall be installed flat over the top plate of the wall to provide a nailing surface not less than two inches (51 mm) in width for the attachment of the gypsum board.

2508.5.4 Fasteners. Fasteners used for the attachment of gypsum board to a horizontal diaphragm ceiling shall be as defined in Table 2508.5. Fasteners shall be spaced not more than seven inches (178 mm) on center (o.c.) at all supports, including perimeter blocking, and not more than ¾ inch (9.5 mm) from the edges and ends of the gypsum board.

2508.5.5 Lateral Force Restrictions. Gypsum board shall not be used in diaphragm ceilings to resist lateral forces imposed by masonry or concrete construction.

780 CMR 2509.0 GYPSUM BOARD IN SHOWERS AND WATER CLOSETS

2509.1 Wet Areas. Showers and public toilet walls shall conform to 780 CMR 1210.2 and 1210.3.

2509.2 Base for Tile. When gypsum board is used as a base for tile or wall panels for tubs, shower or water closet compartment walls, water-resistant gypsum backing board shall be used as a substrate. Regular gypsum wallboard is permitted under tile or wall panels in other wall and ceiling areas when installed in accordance with GA-216 or ASTM C 840.

TABLE 2508.5 SHEAR CAPACITY FOR HORIZONTAL WOOD FRAMED GYPSUM BOARD DIAPHRAGM CEILING ASSEMBLIES

MATERIAL	THICKNESS OF MATERIAL (MINIMUM) (inches)	SPACING OF FRAMING MEMBERS (MAXIMUM) (inches)	SHEAR VALUE ^{a,b} (plf of ceiling)	MINIMUM FASTENER SIZE
Gypsum board	½	16 o.c.	90	5d cooler or wallboard nail; 1⅝-inch long; 0.086-inch shank; 1⅝ ¹⁵ / ₆₄ -inch head ^c
Gypsum board	½	24 o.c.	70	5d cooler or wallboard nail; 1⅝-inch long; 0.086-inch shank; 1⅝ ¹⁵ / ₆₄ -inch head ^c

For SI: 1 inch = 25.4 mm, 1 plf = 14.6 N/m.
a. Values are not cumulative with other horizontal diaphragm values and are for short-term loading due to wind or seismic loading. Values shall be reduced 25% for normal loading.
b. Values shall be reduced 50% in Seismic Categories D, E and F.
c. 1¼-inch, No. 6 Type S or W screws are permitted to be substituted for the listed nails.

THE MASSACHUSETTS STATE BUILDING CODE

2509.3 Limitations. Water-resistant gypsum backing board shall not be used in the following locations:

1. Over a vapor retarder in shower or bathtub compartments.
2. Where there will be direct exposure to water or in areas subject to continuous high humidity.
3. On ceilings where frame spacing exceeds 12 inches (305 mm) o.c. for ½-inch-thick (12.7 mm) water-resistant gypsum backing board and more than 16 inches (406 mm) o.c. for ⅝-inch-thick (15.9 mm) water-resistant gypsum backing board.

780 CMR 2510.0 LATHING AND FURRING FOR CEMENT PLASTER (STUCCO)

2510.1 General. Exterior and interior cement plaster and lathing shall be done with the appropriate materials listed in Table 2507.2 and 780 CMR 35.00.

2510.2 Weather Protection. Materials shall be stored in such a manner as to protect such materials from the weather.

2510.3 Installation. Installation of these materials shall be in compliance with ASTM C 926 and ASTM C 1063.

2510.4 Corrosion Resistance. Metal lath and lath attachments shall be of corrosion-resistant material.

2510.5 Backing. Backing or a lath shall provide sufficient rigidity to permit plaster applications.

2510.5.1 Support of Lath. Where lath on vertical surfaces extends between rafters or other similar projecting members, solid backing shall be installed to provide support for lath and attachments.

2510.5.2 Use of Gypsum Backing Board.

2510.5.2.1 Use of Gypsum Board as a Backing Board. Gypsum lath or gypsum wallboard shall not be used as a backing for cement plaster.

Exception. Gypsum lath or gypsum wallboard is permitted, with a weather-resistant barrier, as a backing for self-furred metal lath or self-furred wire fabric lath and cement plaster where either of the following conditions occur:

1. On horizontal supports of ceilings or roof soffits.
2. On interior walls.

2510.5.2.2 Use of Gypsum Sheathing Backing. Gypsum sheathing is permitted as a backing for metal or wire fabric lath and cement plaster on walls. A weather-resistant barrier shall be provided in accordance with 780 CMR 2510.6.

2510.5.3 Backing Not Required. Wire backing is not required under expanded metal lath or paperbacked wire fabric lath.

2510.6 Weather-resistant Barriers. Weather-resistant barriers shall be installed as required in 780 CMR 1404.2 and, where applied over wood-based sheathing, shall include a weather-resistant vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper.

2510.7 Preparation of Masonry and Concrete. Surfaces shall be clean, free from efflorescence, sufficiently damp and rough for proper bond. If the surface is insufficiently rough, approved bonding agents or a portland cement dash bond coat mixed in proportions of not more than two parts volume of sand to one part volume of portland cement or plastic cement shall be applied. The dash bond coat shall be left undisturbed and shall be moist cured not less than 24 hours.

780 CMR 2511.0 INTERIOR PLASTER

2511.1 General. Plastering gypsum plaster or cement plaster shall not be less than three coats where applied over metal lath or wire fabric lath and not less than two coats where applied over other bases permitted by 780 CMR 25.00.

Exception. Gypsum veneer plaster and cement plaster specifically designed and approved for one-coat applications.

TABLE 2511.1 INSTALLATION OF PLASTER CONSTRUCTION

MATERIAL	STANDARD
Gypsum plaster	ASTM C 842
Gypsum veneer plaster	ASTM C 843
Interior lathing and furring (gypsum plaster)	ASTM C 841
Lathing and furring (cement plaster)	ASTM C 1063
Portland cement plaster	ASTM C 926
Steel framing	ASTM C 754; C 1007

2511.1.1 Installation. Installation of lathing and plaster materials shall conform with Table 2511.1 and 780 CMR 2507.0.

2511.2 Limitations. Plaster shall not be applied directly to fiber insulation board. Cement plaster shall not be applied directly to gypsum lath or gypsum plaster except as specified in 780 CMR 2510.5.1 and 2510.5.2.

2511.3 Grounds. Where installed, grounds shall ensure the minimum thickness of plaster as set forth in ASTM C 842 and ASTM C 926. Plaster thickness shall be measured from the face of lath and other bases.

2511.4 Interior Masonry or Concrete. Condition of surfaces shall be as specified in 780 CMR 2510.7. Approved specially prepared gypsum plaster designed for application to concrete surfaces or approved acoustical plaster is permitted. The total thickness of base coat plaster applied to concrete ceilings shall be as set forth in ASTM C 842 or

ASTM C 926. Should ceiling surfaces require more than the maximum thickness permitted in ASTM C 842 or ASTM C 926, metal lath or wire fabric lath shall be installed on such surfaces before plastering.

2511.5 Wet Areas. Showers and public toilet walls shall conform to 780 CMR1210.2 and 1210.3. When wood frame walls and partitions are covered on the interior with cement plaster or tile of similar material and are subject to water splash, the framing shall be protected with an approved moisture barrier.

780 CMR 2512.0 EXTERIOR PLASTER

2512.1 General. Plastering with cement plaster shall not be less than three coats where applied over metal lath or wire fabric lath and not less than two coats where applied over masonry, concrete or gypsum board backing as specified in 780 CMR 2510.5. If the plaster surface is to be completely covered by veneer or other facing material, or is completely concealed by another wall, plaster application need be only two coats, provided the total thickness is as set forth in ASTM C 926.

2512.1.1 On-grade Floor Slab. On wood framed or steel stud construction with an on-grade concrete floor slab system, exterior plaster shall be applied in such a manner as to cover, but not to extend below, the lath and paper. The application of lath, paper and flashing or drip screeds shall comply with ASTM C 1063.

2512.1.2 Weep Screeds. A minimum 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed with a minimum vertical attachment flange of 3½ inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of four inches (102 mm) above the earth or two inches (51 mm) above paved areas and be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

2512.2 Plasticity Agents. Only approved plasticity agents and approved amounts thereof shall be added to portland cement. When plastic cement or masonry cement is used, no additional lime or plasticizers shall be added. Hydrated lime or the equivalent amount of lime putty used as a plasticizer is permitted to be added to cement plaster or cement and lime plaster in an amount not to exceed that set forth in ASTM C 926.

2512.3 Limitations. Gypsum plaster shall not be used on exterior surfaces.

2512.4 Cement Plaster. Plaster coats shall be protected from freezing for a period of not less than 24 hours after set has occurred. Plaster shall be

applied when the ambient temperature is higher than 40°F (4°C), unless provisions are made to keep cement plaster work above 40°F (4°C) during application and 48 hours thereafter.

2512.5 Second-coat application. The second coat shall be brought out to proper thickness, rodded and floated sufficiently rough to provide adequate bond for the finish coat. The second coat shall have no variation greater than ¼ inch (6.4 mm) in any direction under a five-foot (1524 mm) straight edge.

2512.6 Curing and Interval. First and second coats of cement plaster shall be applied and moist cured as set forth in ASTM C 926 and Table 2512.6.

TABLE 2512.6 CEMENT PLASTERS

COAT	MINIMUM PERIOD MOIST CURING	MINIMUM INTERVAL BETWEEN COATS
First	48 hours ^a	48 hours ^b
Second	48 hours	7 days ^c
Finish	—	Note c

- a. The first two coats shall be as required for the first coats of exterior plaster, except that the moist-curing time period between the first and second coats shall not be less than 24 hours. Moist curing shall not be required where job and weather conditions are favorable to the retention of moisture in the cement plaster for the required time period.
- b. 24-hour minimum interval between coats of interior cement plaster. For alternate method of application, see 780 CMR 2512.8.
- c. Finish coat plaster is permitted to be applied to interior portland cement base coats after a 48-hour period.

2512.7 Application to Solid Backings. Where applied over gypsum backing as specified in 780 CMR 2510.5 or directly to unit masonry surfaces, the second coat is permitted to be applied as soon as the first coat has attained sufficient hardness.

2512.8 Alternate Method of Application. The second coat is permitted to be applied as soon as the first coat has attained sufficiently rigidity to receive the second coat.

2512.8.1 Admixtures. When using this method of application, calcium aluminate cement up to 15 percent of the weight of the portland cement is permitted to be added to the mix.

2512.8.2 Curing. Curing of the first coat is permitted to be omitted and the second coat shall be cured as set forth in ASTM C 926 and Table 2512.6.

2512.9 Finish Coats. Cement plaster finish coats shall be applied over base coats that have been in place for the time periods set forth in ASTM C 926. The third or finish coat shall be applied with sufficient material and pressure to bond and to cover the brown coat and shall be of sufficient thickness to conceal the brown coat.

THE MASSACHUSETTS STATE BUILDING CODE

**780 CMR 2513.0 EXPOSED
AGGREGATE PLASTER**

2513.1 General. Exposed natural or integrally colored aggregate is permitted to be partially embedded in a natural or colored bedding coat of cement plaster or gypsum plaster, subject to the provisions of 780 CMR 2513.0.

2513.2 Aggregate. The aggregate shall be applied manually or mechanically and shall consist of marble chips, pebbles or similar durable, moderately hard (three or more on the Mohs hardness scale), nonreactive materials.

2513.3 Bedding Coat Proportions. The bedding coat for interior or exterior surfaces shall be composed of one-part portland cement, one-part Type S lime and a maximum of three parts of graded white or natural sand by volume. The bedding coat for interior surfaces shall be composed of 100 pounds (45.4 kg) of neat gypsum plaster and a maximum of 200 pounds (90.8 kg) of graded white sand. A factory-prepared bedding coat for interior or exterior use is permitted. The bedding coat for exterior surfaces shall have a minimum compressive

strength of 1,000 pounds per square inch (psi) (6895 kPa).

2513.4 Application. The bedding coat is permitted to be applied directly over the first (scratch) coat of plaster, provided the ultimate overall thickness is a minimum of $\frac{7}{8}$ inch (22 mm), including lath. Over concrete or masonry surfaces, the overall thickness shall be a minimum of $\frac{1}{2}$ inch (12.7 mm).

2513.5 Bases. Exposed aggregate plaster is permitted to be applied over concrete, masonry, cement plaster base coats or gypsum plaster base coats installed in accordance with 780 CMR 2511.0 or 25.012.

2513.6 Preparation of Masonry and Concrete. Masonry and concrete surfaces shall be prepared in accordance with the provisions of 780 CMR 2510.7.

2513.7 Curing of Base Coats. Cement plaster base coats shall be cured in accordance with ASTM C 926. Cement plaster bedding coats shall retain sufficient moisture for hydration (hardening) for 24 hours minimum or, where necessary, shall be kept damp for 24 hours by light water spraying.