



Design Standard Portland Cement Plaster

Purpose:

This design standard has the purpose of creating a consistent application of Portland Cement Plaster throughout the South San Francisco Unified School District thereby achieving a standard of aesthetic quality, maintenance and performance throughout all renovation and new building projects.

Design Standard:

Portland Cement Plaster

- 7/8 inch thick 3-Coat Cement Plaster System (scratch, brown, finish) with metal lath, over 2 layers of building paper (grade D, Style 2) shall be used.
- Metal lath is to be held 3/8 inch off the face of the building paper. Use ribbed metal lath. The lath should be installed with attachment to the edges of the control and expansion joints, so the lath is not continuous or tied across the control joints, reveals or expansion joints.
- For exterior cement plaster walls, install control joints to create panels no larger than 144 sq. ft. with no dimension exceeding 18 feet or a length to width ratio of 2-1/2 to 1.
- For ceilings, the maximum size of panels should not exceed 100 sq. ft.
- Install control joints at all locations where panel sizes or dimensions change. Joints shall extend the full width or height of the plaster membrane. For example, use them at the outside corners of windows.
- Where control joints are placed parallel to framing members, install joints so that none is more than 4 inches away from a framing member.
- Use horizontal control joints with weep flashing at the exterior of the building at the floor lines.
- Slip or cushioning joints should be provided at beams so loads will not be transferred to the plaster.



South San Francisco Unified School District



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- Use expansion joints to cover building movement locations and where there is a difference in the wall construction behind the plaster (i.e. transition from CMU to wood frame construction).
- Use control joints where framing changes direction (ceilings).
- Use screeds at the perimeter of the plaster finish, where it meets dissimilar materials.
- Use weep screeds at the bottom of all plaster walls to prevent moisture build-up at the bottom of the cement plaster panels.

Approved Manufacturers

- o Maxit BMI 690 System

Substitutions allowed?

- o Approved equal, if performance and quality equivalency can be evidenced

Associated Design Standards

- o N/A

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