



Partition Separation Prevention and Solutions

WHAT IS PARTITION SEPARATION?

Partition separation is cracking that develops between interior partition walls and ceiling or floor finishes, usually characterized by gaps that open in the winter and close in the summer.

WHAT CAUSES PARTITION SEPARATION?

Building Settlement:

- Footings improperly sized for soil-bearing capacity.
- Shallow footings, subject to freeze/thaw cycles.
- Footings at or near seasonally fluctuating water tables. Many clay soils expand and contract as water migrates in and out. This results in a reaction with building systems, which may erroneously appear as roof truss uplift.

Inconsistent Framing Practices:

- Uneven stud lengths.
- Trusses designed with bottom chord camber may not be dealt with appropriately in the field.

Moisture Effects:

- Individual wood members used in a typical platform-framed structure shrink and swell significantly on a seasonal basis, due to changes in moisture content.

Deflection:

- When a floor system or supporting beam is not stiff enough to carry all applied loads, excessive deflection occurs, and the finish may crack.

Truss Arching:

- According to the best available data, roof truss movement is responsible for approximately 20% of the reported cases of partition separation. This movement is typically due to differences in the moisture content between the top and bottom chords of the truss. Arching has not been associated with structural problems such as truss failure. In fact, the stresses that cause roof truss arching or uplift testify to the structural integrity of metal plate connected wood trusses.

Combination of Factors:

- Partition separation is often caused by a combination of these factors.

PREVENTING PARTITION SEPARATION

Preventive action during construction is the best way to avoid costly repair work.

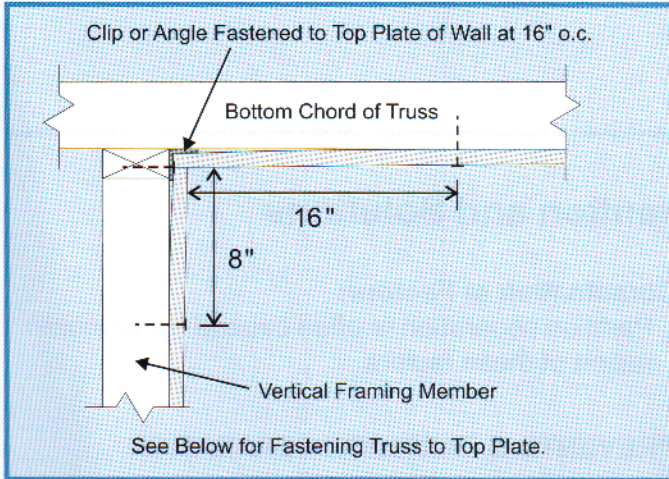
- In many cases, installing properly balanced attic ventilation helps prevent partition separation. Ventilation exhausts moisture from the air in the attic space. Continuous eave and ridge ventilation is most effective; however, it must be properly sized to handle exhausting the air volume within the attic space.
- A floating gypsum corner should be used, where appropriate. The Gypsum Association's publication for the Application and Finishing of Gypsum Board, GA-216, states that the floating angle method of application should be used to minimize the possibility of fastener popping and cracking in areas adjacent to a wall and ceiling intersection. The details, shown on the reverse, have proven effective in minimizing these problems.

DETERMINING THE CAUSE OF PARTITION SEPARATION HELPS DETERMINE THE SOLUTION!

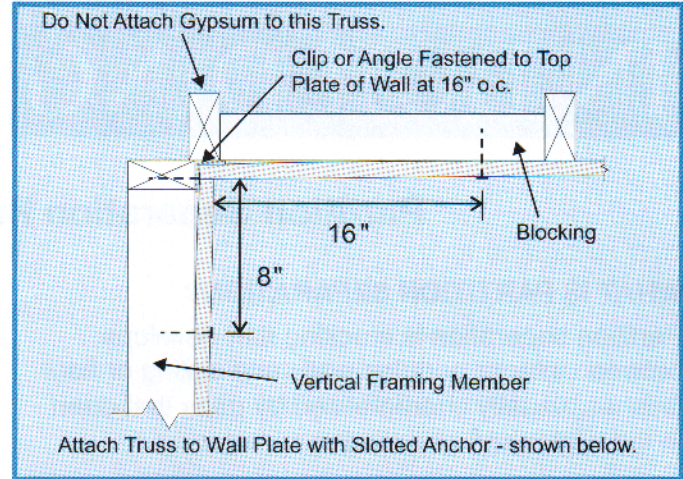
To correct partition separation, first determine the cause. Check the plane of interior, exterior, bearing and non-load bearing walls, as well as the ceiling, with a builder's transit level or laser level. This will determine what in the building has moved and aid in planning the solution.

Specific solutions for partition separation should be handled on a case-by-case basis by a qualified building contractor. In the majority of cases, retrofitting floating corners with appropriate back blocking solves the problem.

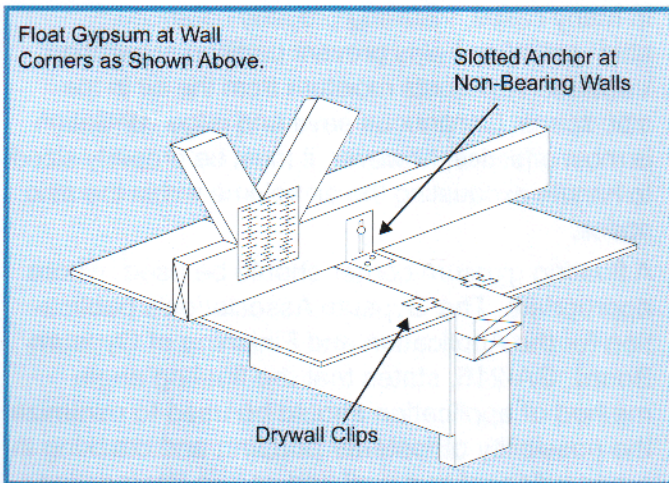
Preventing Partition Separation



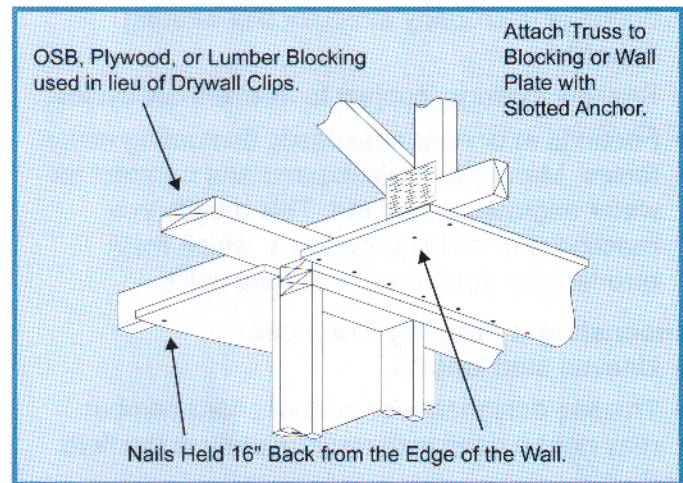
Floating Gypsum Corner I
(Truss Perpendicular to Wall)



Floating Gypsum Corner II
(Truss Parallel to Wall)



Use of Drywall Clips and Slotted Anchor
on Non-Bearing Wall



Back Blocking a Gypsum Corner
at Non-Bearing Wall

If this is a fire endurance assembly, see assembly details for the proper gypsum board nail or screw spacing.

Truss manufacturers are unable to avoid partition separation by manipulating production technique, web configuration, lumber grade, species or any other variable within their control. Partition separation is also known to occur in structures where the roof is conventionally framed (stick framed). Due to these findings, truss manufacturers can assume no responsibility or liability for the subsequent damages, in the rare instances where partition separation occurs.

WARNING: DO NOT CUT, DRILL OR ALTER THE TRUSS LUMBER OR PLATES.

Under industry guidelines, trusses that have been field altered on the jobsite or overloaded during the installation phase of construction may null or void your truss manufacturer's limited warranty. Check your truss manufacturer's limited warranty for specific information.

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An informational series designed to address the issues and questions faced by professionals in the building construction process.

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