



Suspended Plaster Tile Ceilings in Schools

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A number of older school buildings have **suspended plaster tile ceilings** (refer to photos below). These ceilings were mainly installed in schools constructed in the 1970's. In recent months, a number of tiles at different schools have **fallen down**. Investigations showed that the tiles may have been disturbed by tradespersons installing services within the ceiling cavities. The consequences of these tiles falling can be **catastrophic** as each plaster tile typically weighs around 12 kilograms.

In **2016**, BMW arranged for all suspended plaster tile ceilings at schools to be resecured. This included the **application of a sealant** between adjoining tiles to **minimise lateral movement**. **Subsequent work** by other tradespersons has resulted in the **sealant being removed** in places and not reinstated. This can **compromise the safety** of the entire ceiling system. In addition, tiles have been found to be **incorrectly re-fitted** after cabling contractors have installed services within the ceiling cavities.

Contractors accessing these ceiling cavities **must reinstate** the ceiling tiles to the same condition as before. If there is **any doubt**, the contractor **must engage a competent ceiling installer** to validate that the ceilings have been **properly and safely reinstated**.

