DRYWALL CONTRACTORS ASSOCIATION OF NEVADA

DCAN-SW

Representing Nevada, Arizona, and California

Industry Standards Versus Perfection

Houses are designed to move. Don't believe me? Ask your truss company and your engineer. Can we design homes that move less? Sure, however the price of the home would quickly become cost prohibitive to homebuyers. So that leaves us building homes that are designed to move within industry standard tolerances.

Fortunately, the National Association of Homebuilders is well-aware that homes are designed to move, and they have published the **NAHB Residential Performance Guidelines, now in the 5th Edition**. These guidelines are an excellent representation of **Industry Standards** that homebuilders, subcontractors, manufacturers, and homebuyers can be accountable to. All of us involved in this process need to clearly understand what we can expect when the home is completed, otherwise we are setting ourselves up for failure. If anyone in this process expects a perfectly plumb, square, true home with zero imperfections they are going to be disappointed. This expectation is unrealistic at any price.

How about the drywall and paint? Is this designed to accommodate for movement? The answer is no. Our products will crack, ridge, bow, buckle etc. when subjected to movement. This movement is most dramatic and evident in large spanning ceiling areas (please see the detailed description of this movement in the **NAHB Performance Guidelines at Section 10-6-2 under Discussion**). However, we do our best to address the movement that occurs in our wood framed homes by proactively recommending and utilizing products like perimeter relief clips, resilient channel, or even double layers of drywall in large spanning areas.

It is important to note that clips, channel, or even the double layer option will mitigate some of the issues, however some imperfections in your large spanning ceilings and walls will still be visible. Especially when you come in the morning when the sun is shining in the windows, or at night with the lights on, or your get right next to the wall, or view the ceiling at a certain angle etc. The reality is you are going to see some imperfections, maybe even some small stress cracks, or visible tape joints, or lines, or shadows on large spanning ceilings that are subjected to **critical lighting and viewed up close or at odd angles**. Again, these issues are well covered in the NAHB Performance Guidelines and by the Gypsum Association who set the industry standard for evaluating drywall at a distance of 5' from the surface at a perpendicular angle (**see GA-214-2015 at Section 5 under Critical Lighting and also Inspection Criteria**).

We encourage you to include a reference to the NAHB Residential Performance Guidelines in your contracts. Also, please feel free to circulate this letter to any interested party, as it remains our common goal to educate our industry by communicating the actual Industry Standards as opposed to trying to meet unrealistic expectations for perfection.

Published June 2021

dcansw.com