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Noise phenomena of high rise buildings

We are aware that, in a small number of instances, the phenomenon of noises from the fabric of high rise buildings has been reported.

Design Advice

Many design factors can have an effect on movement of a building of course, including aspect, building shape, wind speeds, geographical location, structure-borne noise transfer and construction methodology, to name but a few. All buildings will experience movement due to these and other factors.

It is therefore a critical part of the design process for any building, but particularly as the scale of the building increases, to ensure adequate provision is made to accommodate such movement. Typically this is done by incorporating suitable movement joints as specified by the Structural Engineer. Such joints may accommodate positive or negative deflection or movement as specified.

Post Construction Advice

Whilst our members offer technical assistance and support for their drywall systems, we maintain that it is the responsibility of the building designers and engineers to determine what is required to accommodate movement in any internal partitions, linings and ceilings, as well as the required location of the movement joints.

To this end, we would therefore recommend that if noises from the fabric of a building are experienced, the first step taken is to seek verification from the design team responsible, to confirm what was determined and specified, with particular focus on the details which allow movement and then to verify that the construction is in accordance with this specification.

GPDA

The role of the Gypsum Products Development Association (GPDA) is to develop and encourage the understanding of gypsum based building materials and systems. The Association provides a cohesive package of advice and information on all developments affecting the gypsum industry, and communicates it to all aspects of the construction industry. Issues include the latest technical and product developments as well as training opportunities in the industry.

Please check that you have the latest versions of our guidance notes by visiting www.gpda.com or email us on office@gpda.com