



Gypsum Tile Backer Board
CITY OF HIGHLAND BUILDING DIVISION
27215 BASELINE, HIGHLAND, CA 92346
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Policy No. 330

PURPOSE: To establish a policy regarding the use of moisture/water resistant gypsum wall board for shower/bathroom and kitchen installations.

POLICY: The installation of moisture/water resistant gypsum board is not permitted for the use of shower surrounds within the City of Highland. Their use is allowed for kitchen and sink backsplashes and walls identified as dry or temporary damp locations such as bathroom ceilings and walls, including above shower enclosures. These products are not to be used in areas considered as wet locations, including exterior locations. Cementous backer boards, Schluter products, and other backer boards with water barriers are currently approved for use. New or other backer boards will be reviewed for approval by the Building Official.

ANALYSIS: Types of water resistant gypsum boards are commonly identified as green and purple board. When meeting ASTM C 630/630M-03 or C1396/1396M-02 water resistant products are identified as adequate for use as a tile backer on wall and ceilings, with no mention of wet locations. While most gypsum products contain mold and mildew resistant properties incorporated into the materials, they do not hold up in constantly damp or wet locations. Therein, breaking down and allowing moisture to penetrate into areas of the structure not designed to receive moisture. These failures, if not caught in time, lead to damage of the structural framing members, and/or produce other unsafe conditions.

Effective Date: January 1, 2011

Revision Date: April 2019

Reference Code & Section: