

Tiling — No movement joints



What does it look like?

Tiles can crack in many different patterns, become loose or in extreme cases form a bridge. Often cracking will be noticed originating from stress points such as corners and doorways.

What is the cause?

As tiles warm up they expand and stress builds. If tiles are butted up to adjacent substrates the stress can crack and/or loosen them. Equally, if bays of tiling are too large, differential expansion between the substrate and tiles can cause tiles to crack or become loose. If tiling bridges two different substrates the difference in expansion rates of the two substrates will cause the tiles to crack.

What is the remedy?

All damaged tiles should be replaced and suitable movement joints fitted as stated in BS 5385. In extreme cases it may be necessary to remove the tiles and replace with adequate provision for movement joints.