This guideline is developed by the Tri-chapter Uniform Code Committee and is intended to enhance regional consistency in application and enforcement of the Building Code. Please verify acceptance of this guideline with your local building department prior to its application.

CODE REFERENCE (S):

ASCE 7-10 Section 13.5.6 Suspended ceilings requirements
ASTM E580-10a section 5 – Seismic Design Category D, E and F

ISSUE (S):

It is not clear when tenant improvement projects with ceiling areas 1000 square feet or less are required to comply with all suspended ceiling requirements.

GUIDELINE/INTERPRETATION:

1. Suspended ceiling requirements apply in the area of remodel when new ceiling 144 square feet or more is proposed. Where it is difficult to isolate the area of remodel by rooms or walls, designer shall coordinate the proposed suspended ceiling design with the local jurisdiction.

2. When no work is proposed in the existing T-bar ceiling in the area of remodel, existing ceiling design does not have to comply with the new code requirement, except that the ceiling has to have the proper support for seismic load.