

## 14.00 Ceilings

### 14.01 Generally

Suspended ceilings shall be provided in all occupied areas in buildings unless noted otherwise in the SDF's.

The minimum acceptable ceiling height throughout all GU buildings shall be 2,700mm, with a minimum clearance from the top of the ceiling grid to the lowest soffit of floor or roof structure over of 400mm.

### 14.02 Ceiling Suspension Systems

The ceiling suspension system to tile ceilings shall be a 'Rondo' or similar approved 1200 x 600mm module two-way pre-finished exposed steel grid 'T' bar system with 5mm dia. galvanised rod rigid hangers. 'T' bar main and cross runners shall not be notched over wall angles at the ceiling perimeter, but attached using a proprietary angle bracket.

Flush plasterboard ceilings shall be installed on a fully concealed system equal to the 'Rondo' system, comprising top cross rails and furring channels at centres in accordance with the manufacturer's printed instructions to suit the application, and 5mm dia. galvanised rod rigid hangers.

The spacing and arrangement of the hangers shall in all cases be designed to carry the weight of the ceiling, light fittings etc in accordance with the manufacturer's printed instructions. The use of spring clips on hangers to ceilings other than tile ceilings is prohibited.

Wall angles to ceiling perimeter for both systems shall be the 'shadow line' type.

### 14.03 Ceiling Tiles

Ceiling tiles generally shall be Armstrong RH99 fine fissured mineral fibre tiles suitable for both air-conditioned and non air-conditioned spaces. The acoustic properties of the tiles shall be considered in relation to the acoustic requirements of the space(s). Any alternative tile required to suit particular acoustic requirements, must be approved by the Superintendent.

Ceiling tiles to toilets, showers, food preparation areas and all laboratories shall be vinyl faced fibre cement tiles.

Where ceiling tiles are subject to uplift from wind or air flow from mechanical systems, they shall be secured by use of hold down clips.

### 14.04 Flush Plasterboard Ceilings

This type of ceiling shall be avoided unless required for specific applications such as PC3 laboratories. If used for aesthetic reasons in building foyers etc. subject to the approval of the Superintendent, adequate access to the ceiling space must be provided for maintenance and future equipment and services installations.

Flush plasterboard bulkheads at changes in levels of tile ceilings are acceptable, and shall be framed with metal stud framing, fixed to the soffit over and adequately braced.

Plasterboard linings shall be installed strictly in accordance with the manufacturer's printed instructions including providing control joints as appropriate. Particular attention shall be made to setting of the joints to provide a clean seamless surface.

#### 14.05 Ceiling Mounted Fixtures

Where fixtures or fittings such as light fittings, speakers, thermal alarms etc are to be mounted on the ceiling tiles, approved timber backing pieces shall be provided which shall span full width of the tile to provide bearing on the ceiling grid. Timber backers shall not be bonded to tiles.

Data projectors shall not be supported off the ceiling grid, but from the slab soffit or steel roof framing above.

#### 14.06 External Soffit Linings

Soffit linings shall be prefinished materials such as 'Colorbond' profiled metal sheeting or metal faced cladding systems. The use of timber or metal section battening is prohibited.

Painted fibrous cement, adequately fixed and sealed against the ingress of moisture and corrosion, is acceptable only for soffits not more than eight meters above the ground.

Soffit design and selection of materials shall be carried out with a view to minimising spider webs and insect nesting which is an ongoing problem on most GU campuses.

The installation of light fittings and other fixtures in profiled metal sheeting shall be avoided.

#### 14.07 Plant Room Ceilings

All concrete slab soffits over Plant Rooms, Lift Motor Rooms and accessible Service Cupboards shall be painted.

Plant rooms on upper levels under a steel framed roof do not require a ceiling, however perimeter walls must extend up to and be sealed to the underside of the roof, and the roof insulation shall extend over the plant room.

#### 14.08 Equipment and Servicing Access

Wherever access is required to the ceiling to service or remove equipment, the ceiling shall be designed for easy removal including the removal of T bars.

In flush ceilings, access panels shall be a minimum of 900 x 900mm and shall be an approved proprietary hinged metal panel with frame and budget lock, opening downward. Lift out panels will not be acceptable.

#### 14.09 Pelmet

Pelmets shall only be used where curtains are nominated on the Space Description Forms. In this instance, the pelmet shall be recessed into the ceiling.

Pelmets are not required where roller blinds are used.