Occupied Areas: All finished ceilings must provide code required access to mechanical and electrical equipment that is located in the interstitial space. According to code, this access may be provided by using a lay-in grid ceiling or by providing access panels. UIUC prefers the use of lay-in grid ceiling tiles. In those cases where access panels are used, they must provide ample access. Access panels need to be a minimum of 2' x 2' to permit hands and tools within the space. Access panels must truly be access panels. They must permit access to the equipment above without requiring disassembly of the ceiling. Having to unscrew sections of finished ceiling material does not meet the requirements of this standard or the code.

Ceilings in occupied areas and areas that are accessible to the public are preferred to be suspended 2 x 2 ft. acoustical ceiling tile systems. No size other than 2 x 2 is permitted. 2 x 4 ceiling tiles and other large sizes are not permitted as they sag over time and require replacement.

Tegular or reveal edge ceiling tiles are no longer supported by F & S maintenance. Use of a ceiling tile that is not square edged tile requires an agreement from the using department to accept financial responsibility for maintenance or replacement of these tile (DOR).

Specialty fabric ceiling panels are not permitted.

Grid shall be 15/16".

Wood slat and wood grid ceilings are not permitted. These ceilings do not provide the required access to equipment above.

An exception to providing a grid ceiling is restrooms and other areas that are exposed to high humidity and/or require water wash-down for cleaning. Ceilings in these areas shall be water resistant construction. A 24" by 24" access door or an access door of sufficient size to replace the component involved shall be provided at each device requiring operation and/or maintenance that is located above any “hard” ceiling. The U of I will provide input on minimum access requirements for specific devices.

Cloud ceilings are to be avoided. Cloud ceilings have the potential to provide unanticipated unwanted views of equipment above the ceiling. Clouds may not be used in locations where use of a cloud will provide a view into the interstitial space (such as coming down a stairway and being able to see above the corridor ceiling).

Note: Unless the building is on or eligible to be included on the National Register, finished ceilings are not necessarily required in occupied areas. They may be omitted at the discretion of the user and the PSC.

Unoccupied Areas: Suspended ceilings may be omitted in areas that are unoccupied and inaccessible to the public such as equipment rooms and service areas.

Insulation: Batt insulation shall not be installed above suspended ceilings. The batts get removed to accommodate work, and they rarely get replaced. Where there is a finished ceiling installed below a structural deck, insulation, should be placed on the upper side of that deck, as part of the thermal envelope.

Vapor Barrier/Insulation: A vapor barrier shall be provided on the on the winter warm side of insulated ceilings within the assembly of the thermal envelope. Quality installation of the vapor barrier and the insulation are critical to their performance. Therefore, design documents addressing their installation shall be very detailed. All seams should be overlapped and tapped.

Finish Schedule: See the Master Room Finish Schedule found within the Exhibits for a summary of ceiling finish and material requirements for each space type.