

# TUSTIN...



Proud of its Heritage, Preparing for its Future...

June 1999

## USER GUIDE FOR THE INSTALLATION OF SUSPENDED CEILINGS

### PURPOSE

This user guide describes the City of Tustin's requirements for the construction or installation of suspended ceilings.

### GENERAL REQUIREMENTS

Suspended ceilings shall be installed in accordance with Uniform Building Code and ICBO report recommendations.

### INSTALLATION REQUIREMENTS

Hangers – Hangers shall be attached to the bottom edge or vertical face of wood joists.

Support Wires – Wire hangers shall be a minimum of No. 12 gauge, galvanized, mild steel wire.

Vertical Hangers – Main runners shall be supported by not less than No. 12 support wires at 4' on center or No. 10 support wires at 5' on center. Each wire shall connect with a minimum of 3 turns.

Perimeter Hangers – The ends of main or cross runners shall be independently supported within a maximum of 8" from any wall or ceiling discontinuity with No. 12 gauge wire or approved wall support.

Lateral Bracing – Four No. 12 gauge wires secured to the main runner within 2" of the cross runner intersection and splayed 90° from each other at an angle not exceeding 45° from the plane of the ceiling.

Compression Strut – A strut fastened to the main runner shall be extended to and fastened to the structural members supporting the roof or floor above the suspended ceiling. The strut shall connect to the main runner at the intersection of the 4 splayed wires.

Space of Lateral Bracing – Lateral bracing consisting of 4 splayed wires and a compression strut shall be located within 6' of all walls and then at 12' on center thereafter.

Lighting Fixtures – Lighting fixtures shall be positively attached to the grid system. No. 12 gauge hanger wires shall attach to the main runners within 3" of each corner of a

lighting fixture. (4 support wires) 2 additional fixture wires shall connect from the structure above to the light fixture body. These wires may be slack. A total of 6 wires per fixture is required.

Mechanical Services – Ceiling mounted air terminals weighing less than 20 lbs. shall be positively attached to the grid system. Terminals weighing between 20 lbs and 56 lbs, in addition to the above, shall be supported by 2 No. 12 gauge hanger wires attached to the structure above.

Plans – The plans shall clearly identify all systems and shall define or show all supporting details, lighting fixture attachment, lateral bracing, and mechanical services. All fire sprinklers shall be shown on the plans.

Permit Requirements – A building permit is required for the installation of a suspended ceiling. The following information and plans are required to obtain a suspended ceiling permit:

- a. 2 sets of plans. \*
- b. 2 sets of structural calculations (for specialized installations)
- c. A completed application with building address & suite number, owners name & address & County Assessors Parcel No.
- d. Contractors license and workers compensation insurance.

\*Fire Sprinklers – For buildings with fire sprinklers, three additional set of plans (5 total) is required for Fire Department review of sprinkler coverage.

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For additional information or staff assistance, we invite you to contact:

**City of Tustin**  
Community Development Department  
300 Centennial Way  
Tustin, California 92780  
(714) 573-3131 or 573-3132

In compliance with Federal regulations, the City of Tustin does not discriminate on the basis of race, color, national origin, age or disability.

Staff are available to answer your questions during office hours between 7:30 a.m. and 5:30 p.m. Monday through Thursday and 8:00 a.m. to 5:00 p.m. on alternate Fridays. (City Hall is closed every other Friday)

#### OTHER USER GUIDES AVAILABLE

Signs  
Pools and Spas  
Residential Room Additions  
Temporary Use Permits  
Gazebos and Patio Covers  
Reroofing  
Furnaces  
Water Heaters  
Wood & Metal Fences  
Masonry Fences & Walls  
Patio Slabs & Walkways  
Built-in Outdoor Barbecues  
Suspended Ceilings  
Drywall Installation  
Commercial Tenant Improvements

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