

Our Ref.: APPBCA-2018-12

Building Plan and Management Group

30 Nov 2018

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Dear Sir/Madam

## **REMINDER ON GOOD PRACTICES FOR DESIGN AND INSTALLATION OF SUSPENDED CEILING WORKS**

### **Aim**

This advisory serves to remind the industry to adopt good practices for design and installation of suspended ceiling works, especially for large continuous framed panels exceeding 12 metres length and in large public assembly areas.

### **Good practice in the design and installation of suspended ceilings**

2 In recent years, there had been incidents of suspended false ceilings failures due to overloading from water accumulation due to water seepage, bursting of water pipes and material corrosion. As such incidents pose a safety risk to members of the public, we would like to bring your attention to our earlier advisory dated 18 March 2015 and adopt the good practices mentioned therein (see diagram in Annex A):

- a) conformance to established standards for design, installation and testing of suspended ceilings, including British/European Standard (BS EN 13964:2014 – Suspended ceilings – Requirements and test methods);
- b) provision of adequate openings in the false ceiling to allow discharge of water in the case of burst water pipes;



- c) provision of separation between supporting frames (each not exceeding 12 metres span) so as to mitigate the risk of large scale progressive collapse; and
- d) Provision of durable material (corrosion-resistant) for load bearing components of the suspended ceiling to ensure safety of building users during occupation and maintenance

**For clarification**

3 We would appreciate it if you could convey the contents of this circular to the members of your organisation. Please submit your enquiry through BCA's Online Feedback Form at <https://www.bca.gov.sg/feedbackform/> or call us at 1800 342 5222. Thank you.

Yours faithfully

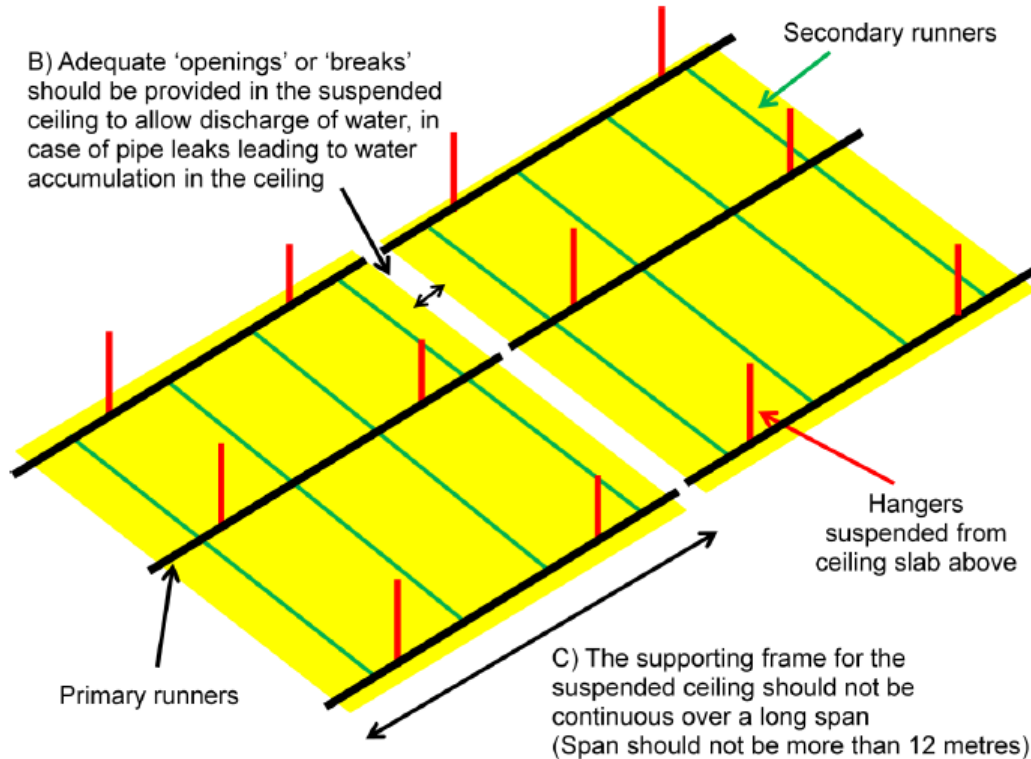


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## Annex A

### Good practices in the design and installation of suspended ceilings



**Simple representation of suspended ceiling**  
(This diagram is for illustrative purposes only)

#### A) To adopt BS or AS/NZS for design and installation

- BS EN 13964:2014 Suspended ceilings - Requirements and test methods; or
- AS/NZS 2785:2000 Suspended ceilings – Design and installation

#### B) Opening to allow discharge of water

- Adequate 'openings' or 'breaks' should be provided in the suspended ceiling
- To allow discharge of water, in case of pipe leaks leading to water accumulation in the ceiling

#### C) Separations between each supporting frames for suspended ceiling

- Supporting frames for the suspended ceiling should not be continuous, over a long span
- Span should not be more than 12 metres span
- To mitigate large-scale progressive collapse of ceilings

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