



Memorandum of Policy

Building Codes

From: Nick Thompson

Date: 1/25/2022

Subject: Concealed Heavy Timber Ceilings

Where existing beam and deck assemblies comply with IBC Type IV heavy timber construction requirements for roof/ceilings and floor/ceilings to provide one-hour fire resistance, they may be altered to contain concealed construction to accommodate dropped ceilings and soffits as follows.

The underside of the existing decking must have 5/8" type X gypsum board directly attached with a minimum level one finish (fire tape) at the seams and edges and the fasteners must be taped and treated with drywall compound.

The concealment must be constructed per the IBC furred and set out ceiling finishes provisions. If the dropped ceiling is furred 1 3/4" or less, it must be fire blocked at minimum 8' intervals or filled with non-combustible or Class A materials or constructed with noncombustible framing or fire-retardant treated wood. If dropped greater than 1 3/4", it must be constructed with noncombustible framing or fire-retardant treated wood per IBC 803.13 for set-out construction.

Penetrations of a dropped ceiling constructed in this manner are not required to be protected.