

CLOSING OUT CEILINGS – TIMELY INSTALLATION

During most construction projects there comes a time to fit the ceiling grid to enable light fittings and diffuser grilles to be fitted before commencing tiling. This activity is often badly planned and the interaction & communication between the civil element (the fixing of the grid) and the M & E element (working above the ceiling grid) does not happen adequately.

The solution involves simple planning and discussions around the timing of the grid fitting. In addition, a simple closing-out meeting should be arranged (involving all relevant parties) prior to the ceiling being closed off.

The ceiling grid below has been fitted too early, prior to much of the M & E work above (second fix electrical & mechanical connections, fire detections, audio visual equipment, insulations etc...)



ITEMS TO CONSIDER BEFORE FITTING GRID

- Completion of small power & electrics
- Testing of small power & electrics
- Bracketry for any final fix equipment (audio visual / ceiling grilles / cassette units)
- Pressure testing of mechanical pipework
- Pressure testing of mechanical ductwork
- Insulation of mechanical ductwork & pipework
- Completion of all fire alarms cabling & fitting of ceiling void detection

BETTER STILL - DO YOU REALLY NEED A CEILING GRID AT ALL?

BENEFITS

Health & Safety ~ Holding back the installation of the ceiling grid until the ideal time can greatly increase health & safety giving safer simpler access for all engineering contractors. If communicated correctly, there should be little or no need to access through the grid to carry out work without correct handrail protection or the need to use stepladders. Therefore the risk of falls at this critical time on the project is greatly reduced.

Speed ~ Work before the fitting of the ceiling grid is far more efficient than after. Holding the fitting of the grid until the ideal time can actually reduce the overall programme. This has been successfully tried & tested on a number of projects.

Reduced damage ~ Holding the fitting of the grid until other trades have completed the majority of their work above the grid, will result in less likelihood of damage to ceiling grid and obviously ceiling tiles if held until the optimum time.

Buildability ~ The closing out meeting will encourage contractors to be complete above the grid. Therefore it is less likely for the need for contractors to require access above the ceiling once it has been fitted.

Tried & Tested ~ This simple but effective planning & co-ordination has been successfully tried & tested on a number of projects.

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