



GENERAL NOTES – CEILING PLAN (ONTARIO BUILDING CODE)

(For commercial tenant space: restaurant / retail / assembly use)

1. All work shall conform to the Ontario Building Code (OBC), municipal by-laws, and all manufacturer specifications.
2. Existing ceiling heights, soffits, bulkheads, beams, and structural elements shall be verified onsite by the contractor prior to construction. Report discrepancies to designer before proceeding.
3. Where existing ceiling is to remain, patch and repair all areas affected by demolition, electrical, mechanical, or fire protection work. Match existing finish.
4. Where gypsum board ceilings are shown, provide minimum $\frac{1}{2}$ " Type 'X' drywall unless otherwise noted. Install on metal channels or furring as per OBC and manufacturer requirements.
5. Where ceilings form part of a fire-separation, maintain the required fire-resistance rating. Seal all penetrations using ULC-listed fire-stopping systems.
6. Maintain required clearances for:
 - sprinkler heads
 - smoke detectors
 - fire alarm devices
 - lighting fixtures
 - HVAC diffusers and returns
 - kitchen hood and exhaust systems
7. All lighting fixtures shall be supported independently from the ceiling system, in accordance with OBC and the Ontario Electrical Safety Code (OESC). Lights shall not rely on ceiling grid for support.
8. All ceiling-mounted equipment shall allow access for maintenance. Provide access panels for:
 - valves
 - junction boxes
 - mechanical dampers
 - suppression system components
 - plumbing cleanouts
9. Ceiling finish materials shall comply with flame-spread and smoke-developed rating requirements per OBC 3.1.13:
 - Flame Spread Rating ≤ 150
 - Smoke Developed Classification ≤ 300 unless otherwise noted for special occupancy.
10. Contractor shall coordinate locations of lighting, HVAC diffusers, sprinkler heads, speakers, exit signs, cameras, and detectors. Avoid conflicts and maintain spacing per manufacturer & code.
11. Contractor shall ensure minimum ceiling height requirements per OBC:
 - Restaurants & assembly areas: minimum 2.1 m (6'10")
 - Washrooms & storage may be lower only if permitted by OBC.
13. Ensure that all penetrations and fixtures do not compromise vapour barrier continuity in exterior roof assemblies.
14. All patching and repair of existing ceilings shall produce a uniform surface ready for paint. Prime and paint as specified.
15. All mechanical, electrical, and fire protection modifications affecting ceiling height or layout shall be coordinated prior to installation.