

Clarion University

Loft Policy

Residence Life Services

230 Egbert Hall

Structural Integrity

In order to ensure the safety and maximum utility of a loft, it is imperative that sound plans are made prior to any construction.

It is important that care is taken to select proper materials.

Additionally, thorough construction techniques are called for.

Short cuts have no place in loft construction.

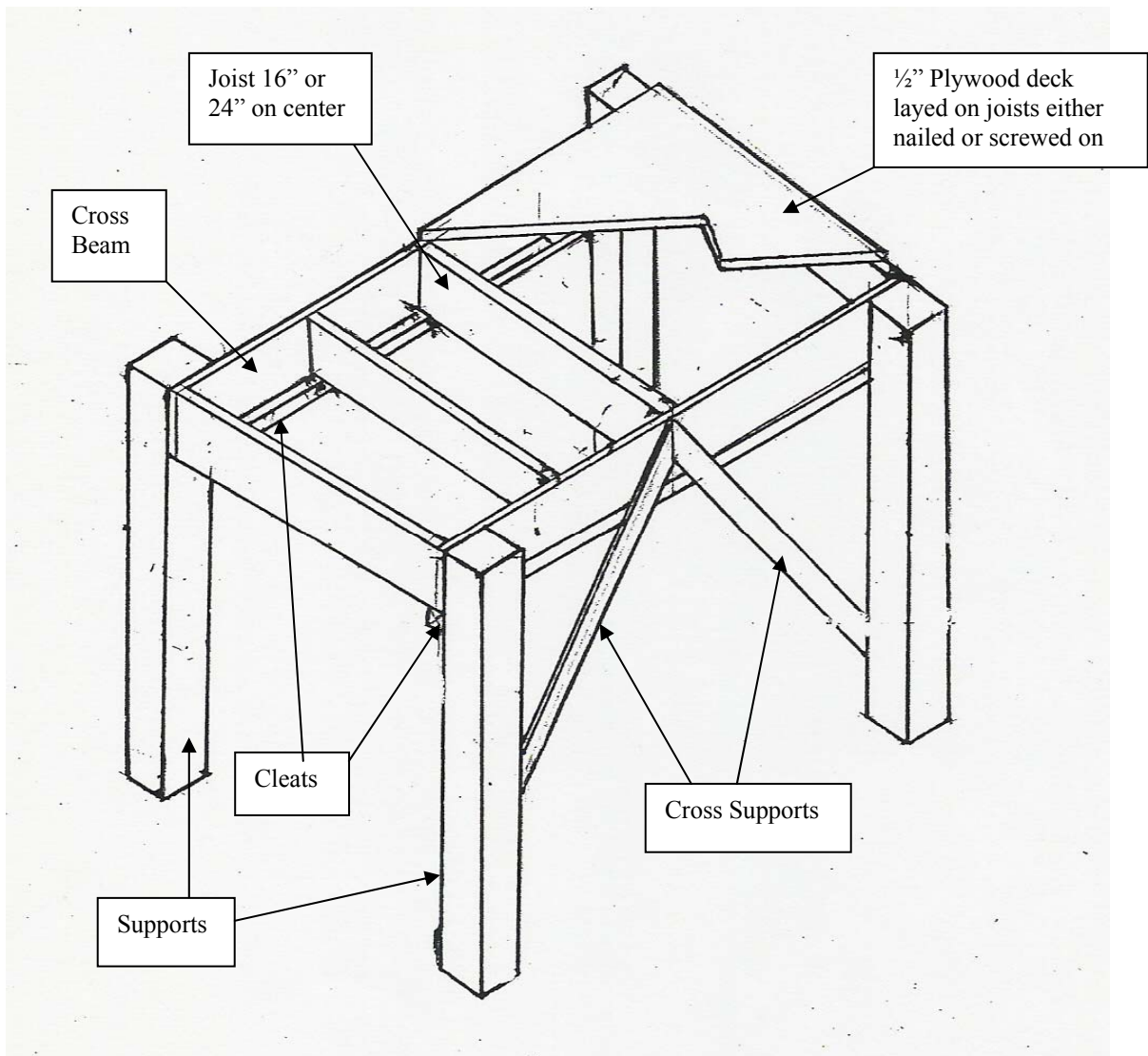
1. Loft Registration and Waiver Form – Residents are required to submit a Loft Registration and Waiver Form prior to constructing their loft. The top part of the form is to be completed and the entire form submitted to the Office of Residence Life Services (230 Egbert Hall) for approval before loft construction.
2. Room condition – Lofts must be constructed in such a manner as not to alter the original condition of the room in any way. (i.e. bolting supports to the floor or walls). Residents of the room are responsible for any damage caused by the construction, installation, use or removal of a loft. Residents remain responsible for all original furniture in their room. Space limitations prohibit furniture storage outside the resident’s room. Rooms must be returned to their original condition at the end of the academic year. Whenever possible, residents are encouraged to use existing bedsprings on their loft. Using existing bedsprings will reduce the amount of furniture that has to be stored in the room.
3. Proximity to windows – No loft shall obstruct the window at any time. A window must be operational at all times and must be useable as a means of exit or entry to the room.
4. Height of lofts – The top surface of the loft platform shall be at least thirty inches from the ceiling and not more than six feet from the floor. The following are ceiling heights with room dimensions in parentheses.

Ballentine Hall	(12’8”x15’)	94”
Becht Hall	(9’x12’)	101” (no lofts allowed on fourth floor)
Givan Hall	(12’x16’)	99”
Nair Hall	(11’8”X 14’2”)	104”
Ralston Hall	(12’ x 16’)	101”
Wilkinson Hall	(11’8”X 14’2”)	104”

5. Maintenance accessibility – Lofts must be constructed in such a manner as to allow clear access to smoke detectors, electrical outlets, heat convectors and maintenance panels in room.
6. Storage – Lofts must be removed by the resident(s) at the end of the semester. No storage will be allocated for lofts due to fire regulations and limited space. If lofts are not properly removed, the resident(s) will be charged based upon removal/repair costs to restore the room to its original condition.
7. Liability – The University at no time accepts the responsibility for the loss of or damage to any loft, or parts thereof, that has been erected in the residence halls. The construction and use of lofts are at the student’s own risk. The University assumes no responsibility for any injuries that may occur from using a loft.
8. Decorative Materials – Flammable decoration materials such as posters, fishnet, curtains, etc. are not to be attached to the loft. No electrical fixtures are to be attached to the loft.
9. Enforcement and Inspection of Lofts – All lofts will be inspected after construction. If the loft does not meet the required standards at the second inspection, it must be removed within one week.
10. Access to the loft bed – A ladder built into the bed or separate from the bed is recommended for access to the loft bed. Residents are required to have a safe means of obtaining access to the bed section of the loft.
11. Fire retardancy – Although it is not required, it is recommended that all lumber used in the construction of lofts should be chemically pre-treated for fire retardancy. All materials must be purchased by the resident at his or her own cost.

LOFT CONSTRUCTION STANDARDS Terminology

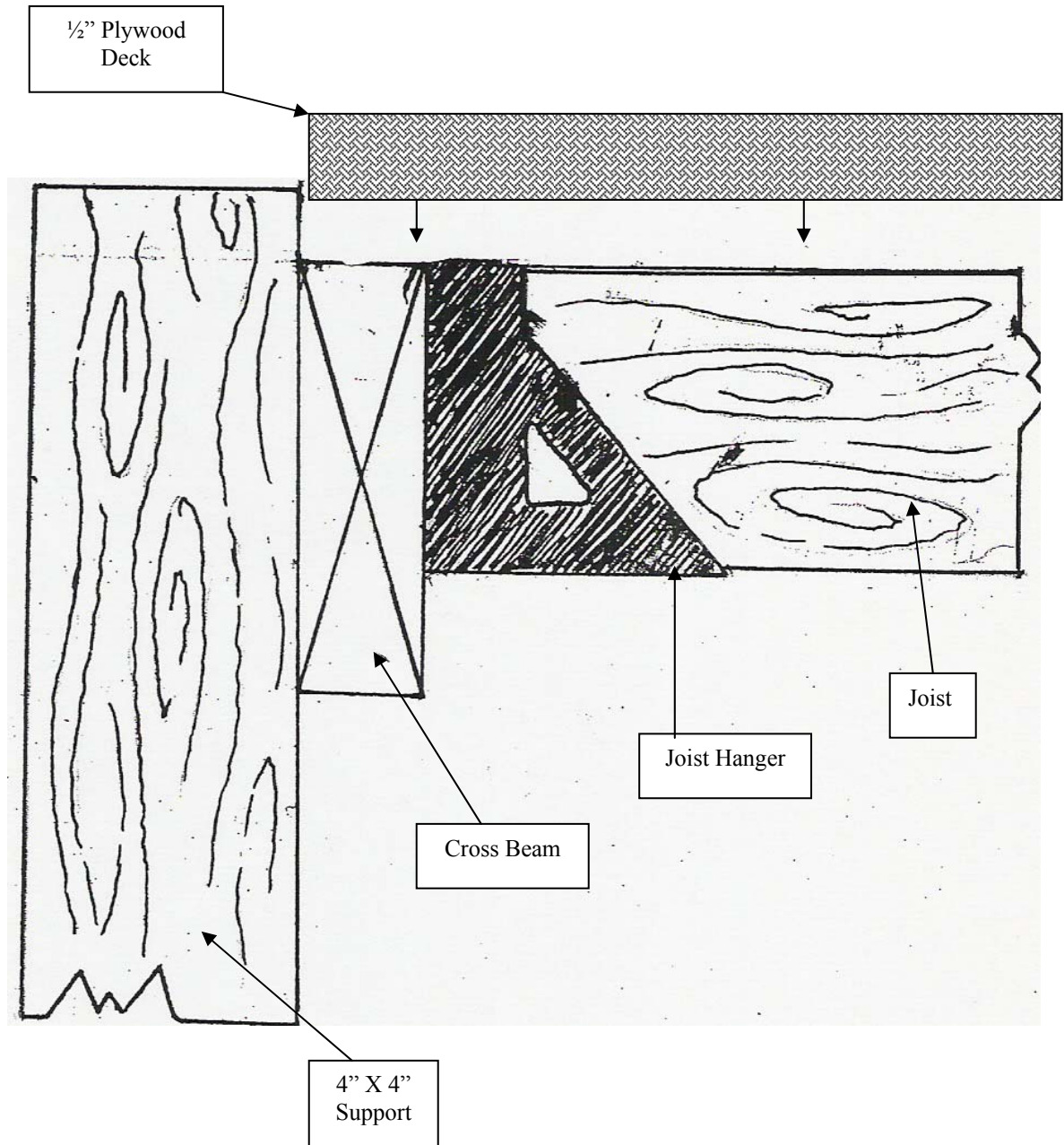
Loft	Raised Platform per guidelines – completed structure.
Deck	Horizontal surface – ½” Plywood or the bedsprings
Supports	Vertical members 4” x 4” designed to hold deck and completed loft.
Cross Beams	Horizontal members attached to supports, designed to hold the deck joists and deck (2’ x 6’).
Lumber	All materials must be purchased by the resident and his/her own cost.
Nails	Sixteen-penny <u>minimum</u> .
Cleats	2” x2” beam running parallel with cross beam, used to support deck joists.
Hanger	Metal brackets nailed into cross beam, used instead of cleats to support joists.



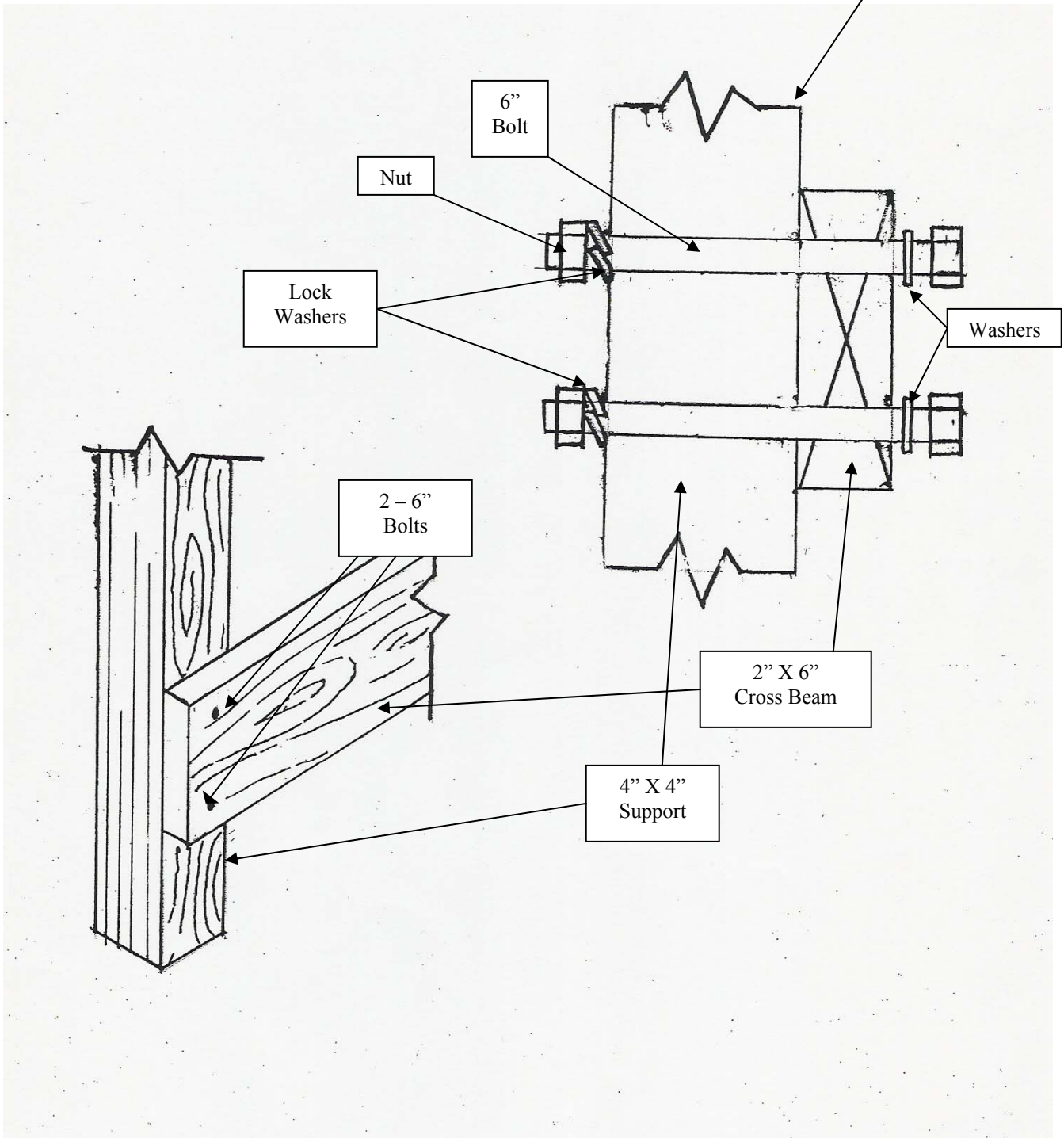
Deck Joist/Hanger Method

Hanger Method – Hanger is to be nailed into cross beam and joist is fitted into it.

1. **Deck** – The deck is to be made of $\frac{1}{2}$ " plywood to be nailed or screwed to deck joists and cross beam approximately every 16".



Bolt Construction



Support & Cross Beam

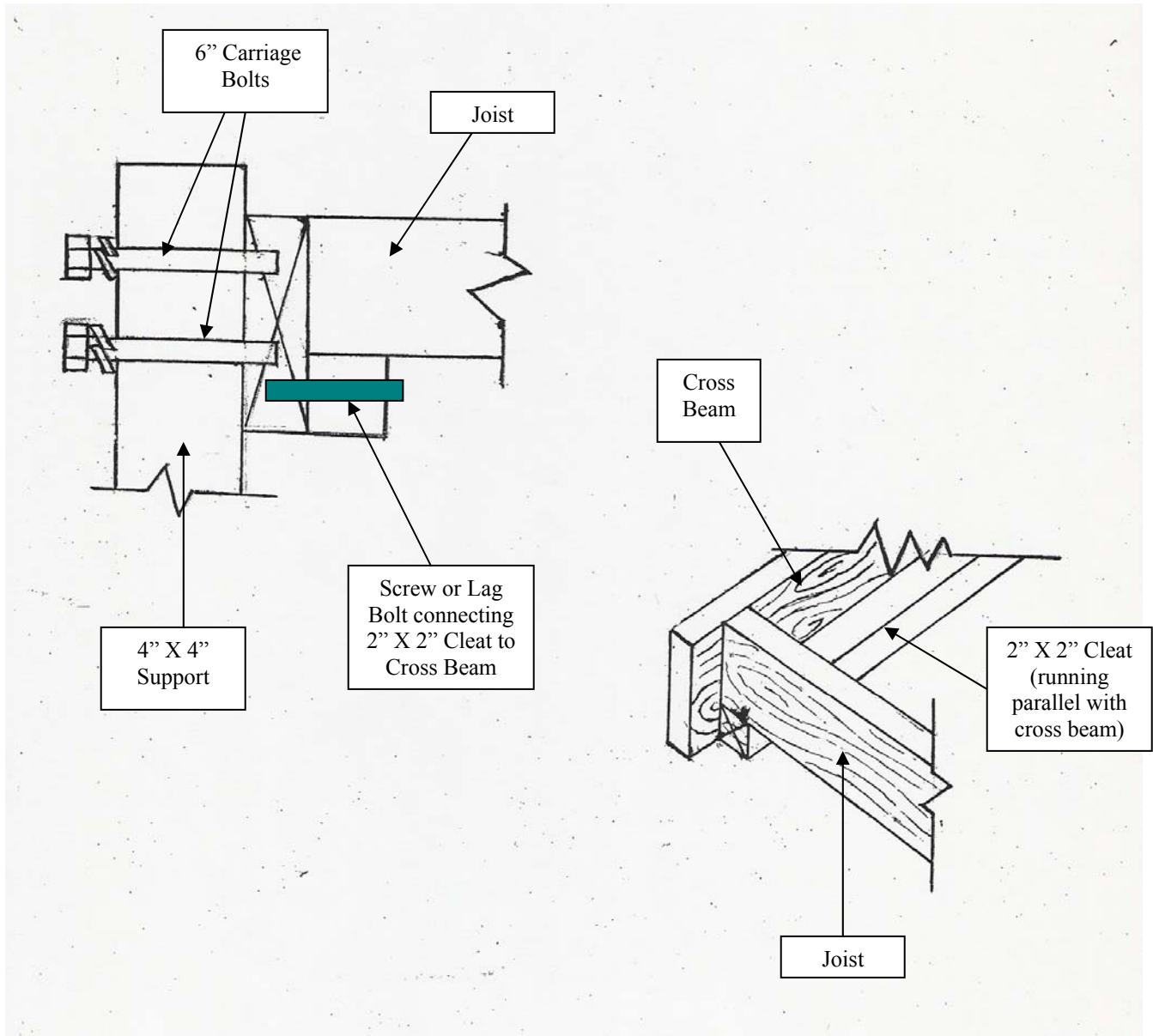
Supports

Must be free standing and not attached to the building. They are to be 4" x 4" (you can save by nailing and gluing to 2" x 4" together to make a 4" by 4") of sufficient length and are needed at every corner.

Deck Joist/Cleat Method

Cleat Method The 2" x 2" cleat is to be screwed with 1/4" x 3" screws or lag bolts under each joist 16" on center.

Deck Joists Is to be 2" x 4" and are not to exceed 6' in length. Anything over 6' 2" x 6" are to be used. They are to be 16" on center if 5/8" or particleboard is used to the deck. If 1/2" plywood is used, the deck joists may be spaced 24" on center. The deck joists are to be screwed to the cross beam with two 1/4" x 3" screws or lag bolts with washers.



The deck joists may be attached by either one of two options – cleat or hanger method.