



Department of Residence Services



Loft Construction Guidelines

Homemade or commercial lofts **are only** allowed in Twin Towers (Beall & McDowell) and Leebrick

All University property/furniture must remain in the room at all times

<http://www.kent.edu/housing>

Loft Construction Guidelines

The following guidelines provide the criteria and procedure for construction of lofts by students in the student rooms in campus residence units. All construction of lofts by students in residence units must be performed in accordance with these guidelines. The University is not responsible for injuries to the occupants of the room or their guests during and/or after completion of the work, as a direct result of the construction and/or use of the loft. The students and/or agents are specifically responsible to insure that any construction of the lofts are safely constructed and maintained. The students and/or their agents are specifically responsible for any damage of University property or injuries to any person as a result of the installation, use or removal of a loft or any room construction. Lofts will normally be inspected each year by a University staff member.

Construction Guidelines

1. Residents of the room are responsible for any damage to University property caused by the construction, installation, use or removal of a loft.
2. Lofts must not rest on any University furniture.
3. The top surface of the loft (including the mattress) is to be a minimum of thirty inches (30") from the ceiling or no higher than 6 feet (6') from the floor. It must not interfere with the smoke detector and/or the sprinkler head and must have a minimum of 18 inches clearance around all safety devices.
4. Loft must not obstruct the window and the windows must be operable and usable. Lofts cannot be parallel, or adjacent to large picture windows. Lofts that are parallel to other windows must be a minimum of 48 inches from the window.
5. A loft/bunk must not cover or restrict access to the heater or the vent. Electrical sockets must be readily accessible. If the room has an access door (e.g. to a pipe space), the access door must remain easily accessible at all times.
6. No loft shall obstruct the doors at any time. Student room doors must be able to open at least 90 degrees unobstructed.
7. All lofts must be free standing and be able to be disassembled. Nuts and bolts must be used, rather than nails. Construction lumber must be of sturdy proportions.

8. There should not be any wobble in the loft. The design is the students' choice; although, the amount of wobble will depend on the design chosen however, wobble can be eliminated by "wedging" to the wall. Wedges cannot be in so tight as to crush wall plaster. Rubber cushion wedges are recommended.
9. All University property used in construction of the loft, including wedge-locks, springs, mattresses, etc. **must remain in the room at all times.**
10. Loft structures may not be enclosed. Therefore, materials such as wallboard, fishnet, drapes, and fabric, paneling, plywood, etc. may not be used to enclose a loft.
11. It is recommended that materials used in the construction of lofts be sealed with a fire resistant stain or varnish.
12. Lumber used in the construction of lofts should not exceed the following dimensions; corner posts (4"X4"), all other lumber used in framing (2"X6").
13. All lofts must be removed from the residence hall at the end of spring semester, prior to exam week, unless it is leased through an approved commercial vendor.
14. Lofts must be pre-approved by everyone in the room whenever a change in occupancy occurs. If a new roommate does not feel comfortable with a preexisting loft, arrangements must be made to provide a regular University bed.
15. Loft-type beds are provided in Allyn, Clark, Manchester, Fletcher, Korb, Prentice, Dunbar, Verder, Lake/Olson, Stopher/Johnson, Van Campen and Centennial Court halls.

Building Codes

The following building codes are respective sections of the codes and are applicable to loft construction by students in student rooms. The construction must comply with all the Ohio Basic Building Code, the Life Safety Code and the local fire department regulations.

Standard Loft Type

The platform construction design is considered standard AND THE ONLY TYPE ACCEPTABLE provided it is constructed on accordance with these guidelines.

Penalties

The following penalties will be imposed for unauthorized student room loft configurations:

1. Residents of a room in which unauthorized loft construction occurs must immediately remove the loft from the room.
2. A loft construction, upon inspection, found to be in noncompliance with these guidelines is subject to immediate removal of the loft from the room.
3. No additions or alterations to the loft construction are permitted after the final inspection by building, by hall staff.
4. Repair costs for damages to walls, ceiling, carpets, furnishings or replacement cost of furniture resulting from loft construction will be billed to the room residents.
5. The University reserves the right to remove from a student room, at the time, loft construction deemed unsafe, construction that has not been authorized, or to perform emergency maintenance. The student will be charged for removal costs.

Loft Construction Procedures

Loft construction in a student room must comply with the following procedures:

1. Students wishing to build a loft must submit a loft design sketch and filed to the Residence Hall Director, prior to building the loft.
2. Construction must be completed during the first fourteen (14) days of the semester.
3. The Residence Hall Director will inspect all loft construction. If the loft does not meet the minimum standards, the resident will have seven (7) days to bring the loft into compliance. If the loft does not meet requirements the second time, the loft must be removed within seven (7) days.
4. All materials used in the loft construction must be dismantled and removed from the room and the building at such time that the occupants vacate the room. All original furnishings must be restored to the original condition and position to avoid unnecessary charges.
5. No additions or alterations to the loft construction are permitted after the final inspection.

Warning: Falling from a loft can result in serious injury. Please use caution.

There are commercial companies not affiliated with the University that provide rental lofts for student use. The University cannot accept responsibility or liability for these rental companies

General Information

1. Room sizes vary from hall to hall and within the buildings.
2. Mattresses provided are 36 inches wide and 6 inches thick and 80 inches long.
3. Approval of loft is good for one academic year.
4. **At no time is University Furniture allowed to leave the assigned room.**



Department of Residence Services Loft Inspection Request

Date:

I (we) _____ in Hall/Room _____ request inspection of the loft construction in my (our) room.

I (we) have read Residence Services Loft Construction Guidelines and Hallways Handbook, and have followed all directions. I (we) are aware all University Furniture used for construction and must stay in the room.

My (our) loft construction:

- _____ Is placed across a wall that does not obstruct a window or door.
- _____ Is free standing (not attached to walls, floor, and ceiling or any permanently installed furniture in the room).
- _____ Does not restrict use of doorways and windows.
- _____ Is not enclosed.
- _____ Places the top of the mattress 30" or more from the ceiling.
- _____ Debris is removed from the building.

I (we) assume responsibility for any damage to the room or the premises and for injury to occupants of the room or guests during and/or after completion of the work, as a direct result of the loft construction and/or use.

I (we) attest that all above items are true and correct.

Student Signature _____ Date _____

Student Signature _____ Date _____

Residence Hall Director Signature _____ Date _____

Inspection Date: _____