



**University of Georgia  
Division of Student Affairs  
Department of University Housing**

**University Housing residents may construct lofts only in designated residence halls and in compliance with the following guidelines.**

**Purpose:** The purpose of this policy is to provide guidelines for the use of lofts and outline the fact that the Department of University Housing has no formal relationship with the loft vendors. Administrative fees regarding non-compliance are also noted.

**Scope:** This policy applies to all residents and staff who reside within University Housing Residence Halls.

**Revision Date:** 4/20/2009

**I. Permissible Locations for Loft Installation**

A. Due to the high potential for damage to wall and ceiling finishes, no lofts may be installed in East Campus Village residence halls (McWhorter Hall, Rooker Hall, Vandiver Hall and Building 1512), Soule Hall or on the 4th floor of Myers Hall.

B. No lofts may be installed in those residence halls in which “loftable” beds with 17 positions of height adjustment have been installed by University Housing, including:

Boggs Hall	Lipscomb Hall	Payne Hall
Brumby Hall	Mell Hall	Reed Hall
Church Hall	Morris Hall	Russell Hall
Creswell Hall	Myers Hall (lower three floors)	
Hill Hall	Oglethorpe House	

C. Lofts *may* be installed in Mary Lyndon Hall and Rutherford Hall in compliance with all federal, state, and local life safety requirements, as well as University Housing policies, as specified below:

**II. Construction Guidelines**

A. Prior to construction, all residents of the room that will house a loft must agree to its construction and abide by the loft policy.

B. No loft construction may occur during quiet hours.

C. No lumber or bed components may be stored in the hallway or other common areas during construction.

- D. No loft should be constructed in a manner that alters or damages the condition of the room (i.e., bolting to the floor, walls or ceiling) or interferes with the operation of any windows, heating and air conditioning units, or doors.
- E. Federal, state, and local life safety requirements in Mary Lyndon Hall and Rutherford Hall require the following specific guidelines for these buildings:
  - i. There shall be no double lofts (larger lofts that support both residents' beds).
  - ii. The top of the mattress and all loft structure, specifically including all shelves or other modifications and or additions, shall be a minimum of 33" from the ceiling.
  - iii. The bed support shall be the only raised platform surface.
  - iv. The loft platform shall not extend beyond the mattress.
- F. All construction should provide for the incorporation and storage of bed components. If this is not possible, the student must complete, sign and abide by the Department's *Bed Ends and Bed Springs Removal Agreement*. The Department of University Housing does not store bed ends, springs, mattresses, or other furnishings.
- G. Removal or modification of electrical fixtures or wiring is prohibited.
- H. The Department of University Housing is not responsible for loft construction decisions or damages made by students or loft contractors.

III. **Removal Guidelines**

- A. Residents must remove all lofts upon checking out of the residence halls or by the published loft removal deadline, whichever comes first.
- B. An administrative charge of \$250.00 will be issued if the loft is not removed prior to checkout.
- C. Loft removal may not occur during quiet hours.
- D. After removal of the loft, the room must be restored to its original condition; all beds must be properly and safely reassembled and moved into the original locations. Any beds removed from the room must be returned as per the *Bed Ends and Bed Springs Removal Agreement*.
- E. No lumber or bed components may be stored in the hallway or other common areas during the loft removal process.

IV. **Minimum Safety Standards for the Construction of Lofts**

- A. Loft construction should be taken seriously due to the risk of serious injury in the event of a collapse. Achieving the appropriate structural strength in the loft can be accomplished through use of a wide variety of construction materials, fasteners, and techniques. It is strongly recommended that those not familiar with construction technology and materials use the following minimum materials listed below to construct lofts. However, these guidelines are only intended to be helpful and are not intended to guarantee a safe design. Ultimately, the design, material selection, long-term durability, and safe use of a loft are the sole responsibility of the resident; lofts are built and used solely at the resident's risk. It is strongly recommended that an appropriately designed bed rail and ladder be used to eliminate the risks associated with rolling off the bed and/or climbing on and off the bed surface.
- B. Lumber:
- i. Minimum dimensions for support lumber (legs) should be 4" x 4".
  - ii. Minimum dimensions for cross beams should be 2" x 6".
  - iii. Minimum dimensions for cross supports should be 2" x 4".
  - iv. Minimum platform lumber used should be ½" plywood.
  - v. No green lumber (pressure treated) or any other lumber designed for outdoor use should be used in the construction of a loft.
- C. Hardware:
- i. Two 3/8" x 6" carriage bolts and two washers, plus lock washer should be used on each support/cross beam joint.
  - ii. Two 1/4" x 2 ½" screws or lag bolts with washers should be used on each cross support/support joint.

V. **Working with the Loft Vendors**

- A. The University does not endorse any loft company or vendor, so residents are encouraged to be wise consumers!
- B. Any damage that is caused by the construction of a loft is the resident's responsibility, including damage caused by loft vendors or contractors. It is the resident's responsibility to resolve any damage or other problems caused by vendors or contractors.
- C. Residents are encouraged to ask loft vendors if they remove the loft at the end of the year, and determine who is responsible for moving it if a room change occurs.
- D. It is the resident's responsibility to escort the loft vendors or contractors to and from his/her room.
- E. The University will not become involved in any dispute between a resident and loft vendor.