

Standards and Specifications for the Construction of Lofts

I, the undersigned, request permission to construct a loft bed in my room. In consideration of being permitted to construct such a bed loft and in full recognition and appreciation of the dangers and hazards inherent including but not limited to all types of risks of personal injury, I do hereby agree as follows:

1. I expressly understand and agree, to indemnify and hold harmless the Rector and Visitors of the University, the Commonwealth, and the employees and agents of each, from any and all property damage or loss, claims, liability, damages, expenses, and any other amounts arising out of or are caused by, in whole or in part, directly or indirectly, the construction, use, or disassembly of a loft in my residence hall room.
2. To read and sign this document prior to construction.
3. While loft is being constructed or dismantled, hallways, doors or window areas must not be blocked with lumber, furniture, fixtures, etc. Doors and windows must never be obstructed.
4. Lofts must be free standing; bolts, nails, chains, etc. cannot be sunken, attached or adhered in any way to the walls, floors, and/or ceilings to support the loft. The top of the mattress must be at least 36 inches from the ceiling.
5. The resident is responsible for any damages caused during construction, installation, use, or removal of a loft.
6. Lofts must be located and constructed in such a way that they do not interfere with access to windows, air conditioning, heating, plumbing, for other items requiring periodic maintenance and that they do not interfere with or obstruct exit from the room in case of an emergency.
7. Attached room fixtures must not be removed or relocated as a result of loft construction, use, or disassembly.
8. As stated in the Housing Handbook; **beds, mattresses, desks, dressers, etc.** must not be removed from the room. This is in accordance with the **Terms and Conditions of your lease.**
9. Lofts must be completely dismantled and removed from the room when you vacate the room, either by changing rooms during the year, withdrawal, or upon final check out at the end of a semester. At that time, the room should conform to the original room condition with all furniture assembled as it was upon check in. Failure to dismantle and remove all materials or reassemble University furnishings will result in billing for labor and replacement costs.

10. A maintenance person will inspect the loft upon completion to certify that it is in conformance with minimum standards. Lofts that do not meet the standard are required to be removed or corrected within 24 hours of the inspection. It is the responsibility of the resident to contact Operations to set an inspection time.
11. The following are the minimum specifications for loft construction:
- a. All wood will be standard kiln dried.
 - b. Supports must be a minimum of 4" x 4", rest on a piece of carpet, and be free standing.
 - c. Cross beams must be 2" x 6" and attached to supports with bolts (3/8" x 6") and lock washers.
 - d. Deck joints can be 2" x 4" if less than 6' in length; if length is greater than 6' then 2" x 6" must be used. They must be attached to cross beams with 1/4" x 3" bolts and lock washers.
 - e. The deck/platform must be at least 1/2" plywood or particle board.
 - f. Cross supports for strengthening are required and must be bolted or screwed to the frame.
 - g. Bed rails should be provided to help prevent falls.
 - h. Tighten all bolts regularly.
 - i. A ladder should be provided for one end of the loft and should be used for mounting and dismounting.

Name (Print)

Signature

Residence Hall & Room #:

Date: