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See **Distribution**

Dear Sir/Madam

BUILDING CONTROL REQUIREMENTS FOR THE ERECTION OF LOFT IN EXISTING BUILDINGS

Objective

This circular is to advise the industry on the building control requirements with regard to the erection of loft or intermediate floor deck in existing buildings.

Background

2 It is observed that 'furniture decks' are appearing in show-flats and sales brochures in buildings with high floor height. Usually, furniture decks, such as double-deck beds are built of lightweight materials for the sole purpose of sleeping. However, we have seen 'furniture decks' which are quite extensive, made of structural steel elements, and are being used for the functions of office and storage. As a result, we have received enquiries on the need for approval of plans of such lofts or intermediate floor decks by the Commissioner of Building Control under the Building Control Act. Concerns were also raised as to whether the existing structures could take the additional dead and imposed loads arising from these lofts and intermediate floor decks.

3 To ensure that the structural integrity of these buildings is not compromised, we have produced the following guidelines on the need for approval of plans for lofts or intermediate floor decks.

Building Control requirements with regard to the erection of lofts and intermediate floor deck

4 Loft or intermediate floor deck with plan area of 5m² or less:

For a loft or intermediate floor deck with plan area of 5m² or less, Building Plan and Structural Plan approvals by the Commissioner of Building Control are not required. However, the developer/owner is advised to check to ensure that the addition and usage of the loft or intermediate floor deck would not exceed the designed load capacity of the unit.

5 Loft or intermediate floor deck with plan area of more than 5m²:

For a loft or intermediate floor deck with plan area of more than 5m², approvals of Building Plan and Structural Plan by the Commissioner of Building Control are required for the erection of such loft or intermediate floor deck. All building control requirements with regard to structural loading, ventilation, room height, headroom, staircase and provision of safety barriers shall be complied with.

Making provisions for loads from loft and intermediate floor deck

6 Where floor height is made high enough with the intention to allow for the addition of a loft or intermediate floor deck, developers are advised to inform their consultants to design the building structure, including foundation, for the additional loads imposed by the lofts or intermediate floor decks which could be built in future. For example, in residential development with high floor height that can be used as home office with addition of loft or intermediate floor deck in the units, the consultant should design for the following **additional** loads (over and above the normal design loads) on each floor:

- a) a minimum imposed load of 1.5 kN/m² to allow for imposed load on the loft or intermediate floor deck; plus
- b) a minimum superimposed dead load of 1.0 kN/m² to allow for the weight of the loft or intermediate floor deck.

7 Where a loft or intermediate floor deck is intended for usage other than residential occupancy class, the provision for additional imposed load and superimposed dead load due to the loft or intermediate floor deck should be increased accordingly.

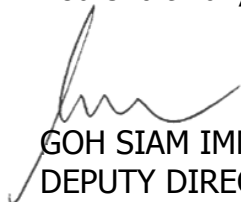
Clarification

8 For clarification, you may email to bca_enquiry@bca.gov.sg or call the following hotlines.

Hotline	Contact Number
Building Plan approval	6325 7159
Structural Plan approval	1800 3425222

9 I would appreciate it if you could disseminate the contents of this letter to your members. Thank you.

Yours faithfully



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