



# Design Guide Note

## DGN004 – Floor to Floor and Ceiling Heights

Document version: 1.0

Endorsed date: 26/09/2022

Published date: 16/12/2022

Conditions of approval: *12 months trial prior to including standard in EFSG.*

Review and approved by: DGN Review Committee

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## Overview

On Friday 11th of February 2022, SINSW convened a “Design Standardization Across High Schools Workshop” with the view of standardising the structural design criteria. The workshop was facilitated in response to queries from SINSW architectural consultants regarding design criteria and also due to awareness by SINSW that different project teams were adopting different design criteria in the similar circumstances.

The workshop was attended by selected architectural consultants engaged on current SINSW projects, representatives of the SINSW ERG, SINSW Director of Major Projects and SINSW project teams.

The workshop outcomes resulted in the recommendation of the following guidelines for floor to floor & ceiling heights.

## Design Guide Note - Proposed Change

### 01 Floor to floor dimensions

Post-Tensioned 180mm concrete floor plates and does not allow for beams.

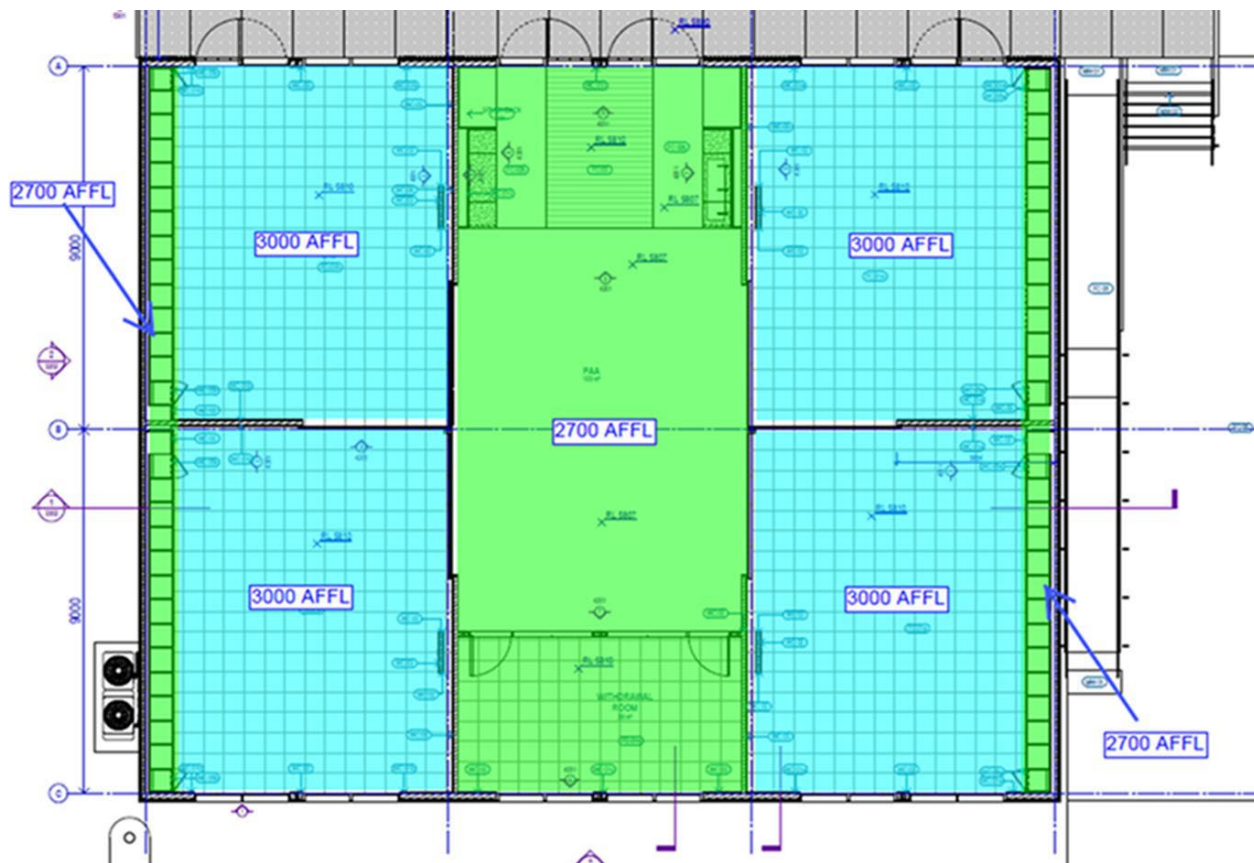
- <4 Storeys = 3.6m (max)
- >4 Storeys = 3.75m (max)
- Urban Schools = 3.9m

These buildings are adapted for school-use and are leased not owned by DOE.

### 02 Ceiling Heights

- All ceilings must meet minimum EFSG requirements
- **2.7m ceilings (AFFL)** to:
  - Learning Commons
  - Bulkhead above ‘Teaching-Wall’ joinery enabling services reticulation
- Project Teams to target **3.0m ceilings (AFFL)** across usable floor area within Learning Spaces (GLS)
  - This improves natural ventilation & access to daylight.

**Figure 01: Plan showing ceiling heights**



### 03 Ongoing considerations

There are ongoing considerations which may impact above:

- Further development of MMC KoP
- Industry feedback (contractors and manufacturers) re: buildability and alternative systems.
- Potential application of other structural systems, which are yet to be determined and tested (i.e. CLT, etc)
- Proposed structural system including VLT and other mass timber products.

*The Design Guide Note provides the details of the proposed changes to Education Facilities Standards and Guidelines (EFSG) and/or design guidance for technical and project teams. If your projects are unable to meet these parameters, then please reach out to the Design and Infrastructure Standards (DaIS) team to assist. The DaIS team can help navigate achievable outcomes whilst informing ongoing development of SINSW projects.*