



## SELF-STORAGE A GROWING AND IMPORTANT PART OF COMMUNITIES

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### DESIGN AND CONSTRUCTION TEAM

OWNER:  
Storage Maxx

CONSULTING ENGINEER AND CONSTRUCTION MANAGER:  
Atkins + Van Groll Inc., Toronto

STEEL FRAMING INSTALLER:  
System Drywall

STEEL ROOF CLADDING SUPPLIER:  
VICWEST

PARTITION SYSTEM SUPPLIER AND INSTALLER:  
All Storage Buildings and Components

## Use of Light Steel Framing Lowered Construction Costs



Storage Maxx uses all steel framing, steel cladding and partitions between units and steel standing seam roofs.

New owners want to use materials and construction in their facilities that build value into the buildings to make them more attractive to prospective storage customers and the community and to cut down on maintenance costs over time.

Forward looking owners and builders are insisting on long-life coatings for roof panels, including unpainted and painted Galvalume Plus™, as well as Galvalume™ and galvanized light steel framing members to insure the buildings will last longer than the mortgage.

The first self-storage facilities were typically built with concrete piers, and often had wooden truss roofs with asphalt shingles. A well-built self-storage building today typically uses all steel framing, steel cladding and partitions between units and steel standing seam roofs. Atkins + Van Groll Engineering confirmed that by using less masonry and utilizing walls structurally, construction costs would be lower. As a result, the initial design for Storage Maxx, which was intended to be masonry and timber, was changed to light gauge steel structures except for masonry piers between doors. Steel corridor systems and partition systems and standing seam steel roofs were used. The main advantages of the change were that the

partition system became partially loadbearing, short delivery time for materials was achieved, and the light steel framing was relatively quick to erect.



Through the use of light steel framing for the walls and less masonry construction, costs were lowered.



Unpainted Galvalume Plus was used for the standing seam roof. Time has proven that Galvalume steel roofs last longer, require almost no maintenance and provide exceptional value.

"The economics of light steel framing made it attractive, and it is a fast framing material."

