



7 THINGS TO AVOID WHEN BUILDING A MEZZANINE FLOOR



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The 7 Things You MUST Avoid When Building a Mezzanine Floor

Mezzanine floors are a great way of creating additional floor space on a budget. However costs can needlessly spiral out of control if careful consideration is not given to the following factors.

1. Don't Start Until You Are Clear About the Purpose of the Mezzanine Floor

One of the most important factors in determining the design and cost is the purpose of the mezzanine floor.

For example, if you intend putting an office on the mezzanine floor, you will need to look at fire rating which will increase the cost. Factors such as who will be working on it, and for how long, overall area in relation to the building, and the type of flooring can all have huge impacts on the true costs.

2. Don't Allow the Mezzanine Floor to Be Over Specified

One of the most common reasons for the mezzanine coming in over budget is over specification.

By taking the time to consider the planned use and estimate the exact loading requirement of the floor you can optimise the structural steel content of the floor. The minimum loading specified by building regulations is 3.5 kN/m² uniformly distributed load which allows for office space and personnel.

If you intend to carry out material handling or use the mezzanine floor for storage purposes then you need to raise the specification to a loading of 4.8kN/m². Heavy or rolling materials may require a higher specification.

3. Don't Forget to Optimise the Column Grid

By using the most economical mezzanine column grid you can save on structural steelwork which is often the biggest cost in any mezzanine floor.

However the most economic grid may not always give you the best use of space below the floor and therefore it is important that you balance the loading requirements the with the most unobtrusive column layout.

4. Don't Have Heavy Point Loads on the Mezzanine Floor

The calculations for loading requirements are generally based on a uniform distribution however some companies use the heaviest point on the mezzanine floor and base the entire structural steel requirements on this measure.

By avoiding heavy point loads you can reduce the structural steel requirements and save costs.

If heavy loads **MUST** go on the mezzanine floor it is possible to change the design so that key sections are up rated to control costs or loads are efficiently spread across areas.

5. Don't Go Too High

It may seem obvious that the higher you go the more it will cost but there are key cut off points that could have a major impact on the cost of your mezzanine floor.

By ensuring the height of finished mezzanine flooring is no higher than 2.7 metres (Scottish Installations) or 3.0 metres (England and Wales) you may avoid having to include a mid-staircase landing.

6. Don't Forget to Carefully Consider the Access Requirements

Access requirements are another of the major cost factors in any mezzanine floor, particularly with the growing importance of DDA requirements and it is vital that you understand the ins and outs of the Building Regulations and the requirements to obtain a Building Warrant.

Assess your operational requirements and consider only using the minimum access requirements and the minimum specification to conform to local regulatory requirement.

By carefully designing your mezzanine with a thorough understanding of what is and what is not required under DDA regulations you can avoid costly over specification. Equally, there may be operational requirements which, if not taken into account, could mean your new mezzanine becomes really expensive because it cannot do what you want it to.

7. Don't Assume a Mezzanine Is Your Only Option

Many clients come to us asking for a mezzanine floor for a variety of reasons but after discussing their requirements, their challenges and their objectives, we can show them ways in which they can get exactly what they want for less – or indeed, get significantly more for their money.

Often clients are simply looking for additional storage space or gain extra floor space and assume a mezzanine floor is their only option and quite clearly a company that only sells Mezzanine Floors is going to agree.

By using Thistle Systems' Max the Cube approach, we can look at all the available options and provide you with the best solution.

To find out more about our max the cube approach contact Thistle Systems now on 01236 453888 or visit www.maxthecube.co.uk and receive your free Executive Briefing on the 7 Hidden Costs in Your Warehouse.