

Temporary Building Solutions

Whatever your space needs there will be an ideal temporary building solution for you. You just need the help of a professional to find it.

Temporary Building Considerations In weighing up the decision as to whether to hire or buy a temporary building, in spite of the numerous benefits of hiring, there are of course also some disadvantages. The construction of the relocatable buildings means that they aren't as secure as a steel-roofed building due to PVC fabric being used for the roof. The building itself depreciates and deteriorates over time with a normal maximum lifespan of 10 years. Financial institutions are unlikely to class the building as an 'asset' due to its 'demountability' and the building themselves are modular in design and are of course re-usable. This feature which in itself is such a benefit does mean that the building as a whole is difficult to identify as a single construction structure. The buildings have minimal insulation values which are a consideration for 'sensitive' products and are more costly to heat compared to a steel roofed building due to low U values. If you decide to install a thermo-insulated roof, this requires a constant 13amp power feed for the air pump. The perimeter of the building has potential for water ingress at the base and you could also find that it can be costly to insure depending upon the use and the goods stored inside. PVC and aluminium additionally have lower fire retardency values to consider. Purchase a Temporary building Purchasing a steel roofed building can prove to be very beneficial to a company. A major consideration is the very low capital cost of this route compared to a conventional building. The buildings can be supplied in a range of cladding colours which if you are extending an existing building, can be matched. The roof can be designed to include clear roof-light panels to enable natural daylight. Steel roofed temporary buildings are as secure as any other conventional building and are 100% watertight. These [temporary buildings](#) can be specified to meet the latest Part L2 Building Regulations for conservation of fuel and power and comply with all Building Control Regulations. The buildings come with parts, cladding warranties of up to 50 years and are maintenance free. Customers are able to specify their exact requirements for fabrication of the building and so receive a bespoke design and build. The design and construction of the buildings means that insurance is not a problem as they are compliant with insurance requirements. We think that one of the major benefits of this building system though is that as the building is NOT classed as demountable; the purchase can be financed using a mortgage as an asset.

Steel Building Considerations The steel roofed buildings almost appear to be perfect, but there are other aspects that you need to consider about them. The purchase and installation needs far more detailed project planning and project management compared to hiring a temporary relocatable building. The whole project really needs to be treated as a construction project with all its accompanying regulatory controls. The structure requires a level concrete pad or base (or a level tarmac base); this will most likely need to be designed by an engineer to ensure that it conforms to all relevant standards. The scope of installing such a temporary building means that applications will need to be made to the local authorities for planning and building control permissions. This process can lead to delays and also added costs for the application for the necessary permissions and new building warrant. Additionally, depending upon the size of the intended building, the project would be subject to CDM regulations. In Conclusion Ultimately, to decide which option is best for you and your business, you need to know as much information as possible about the different temporary building systems available. There are many factors involved but fundamentally, the most important consideration really boils down to the time frame you are going to want the building; and if you intend to apply for planning permission.

About the Author

Antony Hunt runs the company Smart Space [Temporary Buildings](#) - which provides temporary buildings to hire or purchase for almost any industrial or storage application.

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