

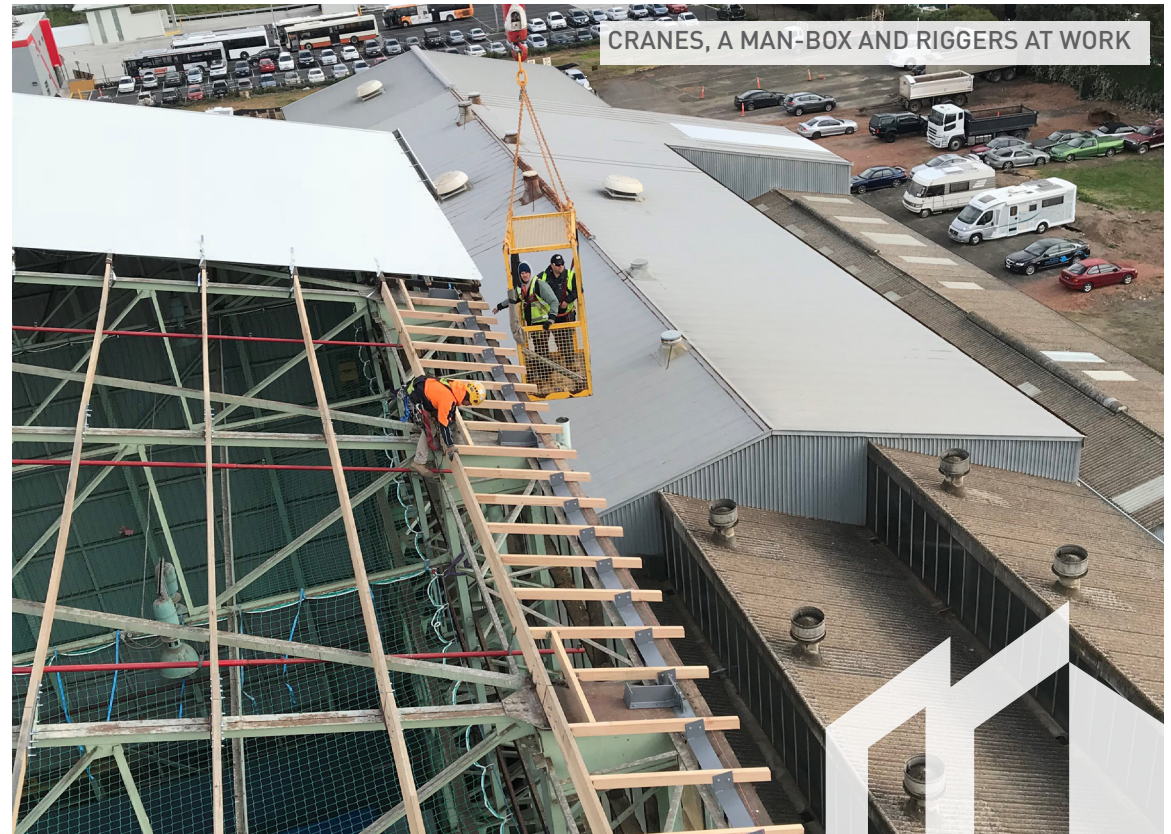
## KING'S SELF STORAGE THOMASTOWN, VIC

The King's Self Storage Warehouse suffered significant damage to the roofing and roof frame following a strong wind event. An emergency order was served by the local council to secure the damage quickly whilst Victorian Police set up an exclusion zone around the perimeter of the building. As the building was over 25m high with no internal levels, access was difficult, further complicated due to the adjoining buildings. The Bay Major Projects team were required to work under horrendous weather conditions to complete this make safe.

It was not possible to remove or relocate contents internally, however the team worked to protect all of the internal storage units from the inclement weather and falling debris. The continual onsite management and extraction of rainwater entering the building was completed successfully which mitigated any potential loss to the storage units and customers contents below. Fall arrest trapeze netting was installed under the roof opening to ensure optimum safety to trades completing the overhead roof works.

The team accessed the affected roof areas by using two cranes in conjunction with man boxes and skilled climbers. They worked to remove the damaged roof sheeting and the oregon roof frame was replaced with hardwood timber purlins fixed to reinforced steel cleat plates. Once the engineered steelwork was fabricated offsite, installation began of the lower timber roof frame, engineered steel tie-downs, new roof sheeting and associated flashings. As welding was non-viable due to the customers' contents below, all connections were bolted to the roof frame throughout.

The team had the facility back to its daily operations within 2 weeks enabling not only existing customers to once again access their storage units that had been inaccessible during the works but also ensure the site was handed over for the engineered upgrade to the balance of the roof, reducing any further exposure for insurers.



CRANES, A MAN-BOX AND RIGGERS AT WORK

**BBG TEAM:** Bay Major Projects  
**PROJECT TYPE:** Large Scale Make Safe  
**PROJECT SIZE:** 2640m<sup>2</sup>  
**BUILDING TYPE:** Self Storage Facility  
**PROJECT VALUE:** \$330k



SCALE & HEIGHT OF WORKS



DAMAGED ROOF SHEETS