

Lifting The Roof For Growth

Many real estate deals have been killed before they progressed, because the prospective occupants needed more storage space than the available structure allowed. Either the space was deemed insufficient, or the height did not allow enough clearance to accommodate modern equipment and storage density requirements.

The Donald Axinn Co, owners of a 44,000-sq-ft facility in Melville, offered their building to Nikon (Melville). The space was initially thought to be too small for their requirements, however, they found that the most practical method of making the structure larger was by far the simplest and least expensive. They contacted Space Technology Inc (STI) also of Melville, a company specializing in lifting a portion of an existing roof intact, creating almost twice the interior volume of space. This project was completed in less than five months, including time needed for engineering, permit approval, steel fabrication, installation, lift, and wall enclosure.

Recently, another building owner in Westchester County needed more space. He decided to utilize Space Technology's "E-Z Riser" process that simply lifted a 55,000-sq-ft roof to almost double the original height. The entire project was completed without any appreciable interruption of operations. This process is becoming increasingly popular as an economical method for accomplishing expansion.

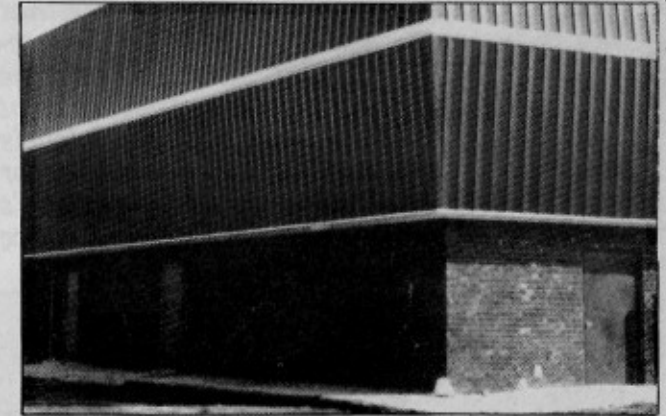
The advance preparation for the day of lifting the entire roof (the lift is accomplished at the rate of approximately one foot of height per hour) is relatively straightforward. It involves merely disconnecting any utilities, piping, or obstructions which

connect the walls to the roof.

In many cases, such as electrical wiring, extension lengths can be spliced into the original line during the initial disconnection, so that power can be immediately restored. It can then be left intact during the lift, with the slack wire absorbed as the lift progresses. In this way, overhead lighting fixtures and electric heating and air conditioning can function even while the lift is taking place. The newly added wiring can then be fastened permanently after the lift is completed. The original roof, lighting, heating, plumbing, drainage, sprinkler, and roof-mounted equipment are all maintained.

Lifts have been accomplished in various types of buildings serving diversified industries, in different states. The relative costs of industrial real

estate and construction in many metropolitan areas help to fuel the growing interest in this practical alternative.



Donald Axinn Co had STI lift roof of a Melville warehouse for Nikon.