



January, 2011 - Raising the Roof

Going up...

A couple of months ago we talked about making repairs to a facility's roof. Recently we got involved in another, very different roof project. It's so interesting we thought we'd use this month's newsletter to tell you about it.

ProBusS is helping to raise a roof 16 & 1/2 feet. We're talking about a roof that's 40,000 square feet, roughly the size of 4 football fields, on an existing manufacturing plant.

Yes, you read that right. The roof is being raised 16 & 1/2 feet. It's being done to accommodate equipment for a plastics injection molding company that will move in once the renovation is complete.

This isn't an everyday project. But it's a great way to reuse an existing building. Here's how it goes:

- the roof is separated from the building walls and interior support columns
- temporary hydraulic post shores are used to raise the roof with 25-ton jacks that push the posts upward
- new column sections are added to the bottom as the roof is lifted
- new columns are connected to the existing footings for the original columns

- the wall is extended to match the new height of the roof, and the building is enclosed once again



ProBusS is working for the general contractor on the project, ROOFLIFTERS, of Miami, FL. The property is at 4127-4227 Eastern SE in Grand Rapids, the site of the former Siemens Dematic plant.



There are a lot of advantages to raising a roof. It maximizes your space and allows you expand operations yet stay at your current facility; it's always cheaper to build up than out. You don't need additional real estate, and the construction costs are much less than a new building.

In addition, this process uses the existing roof, so you avoid major demolition. There's minimal environmental impact, and in general, there are few zoning and regulatory issues involved.

Not all roof lifts are simply to make room for taller equipment, the purpose of this project. Lifting a roof creates opportunities for a second floor, adding a mezzanine, or even converting buildings to different uses: taking an industrial plant and turning it into offices or retail space, for example.



We talked about incremental ways to increase plant capacity in our June newsletter ([read it here](#)), including machinery moves that can make your space more efficient, reconfiguring racking, etc. This roof lift is an excellent example of creative reuse of a building. It's a way to dramatically expand capacity without adding a square foot to your floor plan.

We're proud to be a part of this project, and hope learning about it sparks some ideas for you.

If you have any questions about this project, or other ways to improve, expand, or maintain your plant and equipment, please give us a call. From raising the roof to lowering your maintenance costs, ProBusS is ready to help.