









Waco Modular Light Steel Frame (LSF) technology delivers stronger, safer, low-rise buildings that can be individually designed to the customer's unique floor plan. LSF is fast becoming the most feasible alternative building option.

The introduction of Light Steel Frame (LSF) building technology is still relatively new in South Africa. It offers build quality, speed of erection and cost comparability with conventional buildings.

Waco Modular LSF buildings consist of structural wall frames and roof trusses, manufactured from cold-formed light gauge galvanised steel sections on a concrete foundation slab. The frame is then roofed with galvanised or Chromadeck steel sheets. Suspended ceilings with Isotherm insulation are installed.

The high strength of steel results in a safer, wind resistant structure that requires less maintenance. Waco Modular build in accordance to Sans 517 and their LSF buildings carry a 1/2 hour fire rating. Up to 6% extra floor space is created due to reduced thickness of external walls compared with a double skin brick wall.

The steel frames are fabricated under controlled factory conditions before all the components are delivered and assembled on site.

Each structure is signed off by a structural engineer. Only quality certified materials are used.

# **Top 5 Reasons to Use Light Steel Frame Space Solutions**













### **Specifications**

Foundation	Erected on a reinforced concrete raft foundation slab.
Superstructure Light Steel Frame	90mm engineered steel frame 0.8mm galvanized roll formed steel.
Walls	Tyvek building wrap. Thermal Break material. Insulating cavity batt. 12mm Firestop gymsum internally. 9mm fibre Cement board externally.
Roof & Ceiling	Chromadeck or galvanised metal roof sheets with Isotherm insulation.
Rain Water Management	Chromadeck gutters.
Windows	Aluminium window system. Glass instalments to be in accordance with SABS 0400 part N and SABS0137. $0.00 \text{sq.m} - 0.75 \text{sq.m} = 3 \text{mm}$ thick. Optional burglar bars.
Doors	External doors – SABS hardwood, framed, solid doors. Internal doors – Masonite hollow core SABS approved, suitable for painting.
Electrical Installation	All internal electrical reticulation work and fittings will be to SABS standards. Electrical compliance certificates (COC) supplied with each building.
Air Conditioning	Available on request. Wall mounted or split units available.
Fittings and Plumbing	All plumbing reticulation work and fittings are included, will be SABS compliant and necessary certification will be provided.
Trims	Painted exterior walls.
Floor Layouts	Various standard floor layouts available. Bespoke designs on request. Detailed specifications are provided with all final proposals.



## **Waco Modular Footprint**

#### Cape Town

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#### Durban

7 Gourlay Drive, Ballito Service Park, Ballito Tel: +27 (0) 11 397 8150 Cell: +27 (0) 79 433 1622

#### **Pomona** (Head Office)

160 Main Street, Pomona AH, Kempton Park Tel: +27 (0) 11 397 8150

#### Kathu

N14, 7km from Kathu on Kuruman Road, Shosholoza Plant Hire Yard, Kathu Tel: +27 (0) 11 397 8150 Cell: +27 (0) 79 886 9535

#### Rustenburg

12 Coetzer Street, Industrial Area, Rustenburg Tel: +27 (0) 11 397 8150 Cell: +27 (0) 82 464 7743

#### Secunda

**Greenfields Contractors** Area, Greenfields Road, Secunda Tel: +27 (0) 17 004 0087 Cell: +27 (0) 72 558 6092

#### Botswana -Gaborone

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#### Mozambique - Palma

EN 247, Destrito de Palma, Bairro de Ncalanga, Palma, Mozambique Tel: +27 (0) 11 397 8150 Cell: +258 84 310 7606

#### Namibia - Windhoek

Plot 11, Brakwater Service Road, Brakwater, Windhoek, Tel: +27 (0) 11 397 8150

#### Zambia - Lusaka

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#### **Johannesburg**

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