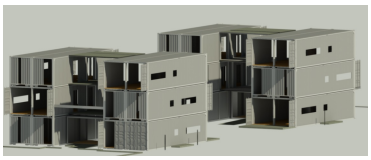
RUNKLE CONSULTING, INC.

Where We Are, Where We Are Going



This past year has seen a jump for us in the design of buildings made from Shipping Containers. Right now we are working on the following:

1. Work force housing in Tampa, FL
2. Concession and Movie Screening Building At Orange Robinson Park, Orlando, FL
3. Numerous residential projects that will be Air BnB and other such type rentals in Arizona.
4. Dog park in Tennessee

That's pretty well keeping us busy this season. There are a number of others in the pipeline, so it looks pretty busy for Spring in this area of work.

We're also hot and heavy in the building cladding design, with curtain walls, store fronts, and metal panelling. We're doing projects pretty much throughout the Eastern and Midwest in that area of work.

Since last newsletter we pulled totally out of the office and we work from home. There is no longer the

stigma of working from home. Also, technology, cost, and issues with COVID make it more sensible to pull out of the office. A LOT of money is taken off the fixed overhead.

Why Build With Shipping Containers?

First, let me go through things that shipping containers are not:

1. They don't give you complete architectural freedom. You are dealing with the 8' width, and you can't just cut them up willy nilly.

2. It is not cheaper construction. The cost is about the same. Although you can fabricate the containers in a lower cost area than you are erecting them and save some money.

3. They can arouse and amazing amount of opposition from neighbors if the right "community activist" starts making noise. "People will be living in boxes in our neighborhood" doesn't sound so good, does it?

All of that said, the reasons you would go with building with containers is pretty straightforward:
1. Erection is fast.
2. They are durable.
3. They last a long time.

The erection is fast because you can do a lot of your fabrication off site. The actual placement of the containers on a building can be done in a day or two. If you permit them as modular buildings, you can do almost all of your work off-site in an enclosed facility. There weather isn't a factor, your workforce is stable and better supervised, and such items as staging and storage aren't issues.

Containers can take a lot of abuse. If you don't cut away too much of the container, it can be incredibly resistant to wind loads, and seismic loads (on low rise buildings, the stiffness works against you on high rise buildings for seismic loading). In addition to the wind loads, the buildings can resist hits from flying branches, falling trees, and other airborne debris that can wreak havoc in a windstorm.

A wood structure has a useful life of maybe 50 to 80 years. The sins of improper care (which will happen sometime in the structures' lives) can lead to termite damage, rot, especially around bathrooms, and alterations that damage the structure.

With containers, corrosion could be an issue in some environments, like in a seaside location. However, the steel used (ASTM-242 designation in the US), is a weathering steel often used on bridges and other outside structures. When rusting, this steel gets a solid coat of rust, which prevents further corrosion. Rot and termites aren't an issue. It's hard for a well-meaning, but stupid, homeowner to damage the structure with some ill-advised modification because cutting through steel isn't easy.

So, ultimately, these structures are good certain applications:

1. Remote sites (such as work camps such as oil fields, or wind generation sites).

2. Student and work force housing.

3. Critical buildings such as police stations in areas subject to severe weather conditions.

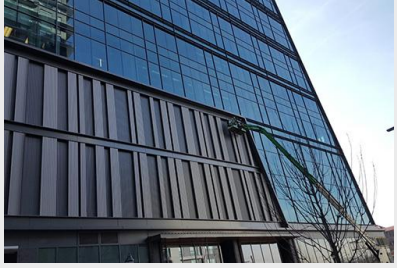
4. Buildings on constrained urban sites, where work and storage areas are limited.

Structural Engineers

Runkle Consulting was founded in 2000 by George W. Runkle III, PE, SE. We provide structural design for structures fabricated from shipping containers, the structural design for building cladding, and forensic engineering services.

Contact Us

What We Do



Building Cladding

We have 15 years of experience in the structural engineering of exterior building panels, store fronts, and curtain walls for commercial and government buildings.

Shipping Container Buildings

We provide design services for the design of buildings fabricated from repurposed shipping containers. Our services include the complete design package, architectural, structural, and MEP. Depending on the area, we may be able to help you find a fabricator to provide the containers.

Cold Formed Steel Design

We have extensive experience in cold formed steel design. We can provide structural design services and shop drawings for your project.

CONTACT US

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