CASE STUDY:

The Carbon, Design and Cost Benefits of Adhesive-free Flooring Installation

FUTUREPROOFED FLOORING

Often described as "West London's best kept secret", the offices at 2 Kingdom Street, next to Paddington station, are state-of-the-art and brimming with quality facilities.

With sustainability top of mind, adhesive-free IOBAC MagTabs[®] were specified for the installation of Tarkett Luxury Vinyl Tile and Milliken carpet tiles onto the existing metal raised access flooring for a seamless, contemporary design.

Magnetic on one side and dry-tack on the other, award-winning MagTabs hold floor tiles securely in place over the life of the install.

Hard to Shift, Easy to Lift - Acting as a reversible fixing mechanism, they enable the flooring to be uplifted without contamination or damage to the floor tile or access flooring.

Independent testing has confirmed that MagTabs comply with the "Exemplary" criteria on VOC emissions for BREEAM and exceeded all points for LEED specification.

SUMMARY OF BENEFITS

CIRCULARITY

- Uplifted flooring is free from adhesive contamination, meaning it can be reused or more easily recycled through the manufacturer's take-back scheme.
- BREEAM credits awarded for material efficiency, reuse and waste reduction.
- Extra embodied carbon avoided through material reuse, rather than renewal.

ASSET PROTECTION

- Access flooring left undamaged
- Zero mess, cleaning or remediation costs needed
- Reduced install, maintenance & disposal costs

DESIGN FOR DECONSTRUCTION

- Reversible fixing enables flooring and base to be easily separated
- Easy uplift of tiles for repair and redesign
- Combine flooring types and brands in one design

PROJECT DETAILS

Developer: British Land Fit-out contractor: Thirdway Interiors Flooring contractor: Loughton Contracts Size: 16,575 sq ft/1,540 sq m Flooring: Tarkett iD Square Luxury Vinyl Tiles and Milliken Tracing Landscapes carpet tiles, both installed using IOBAC MagTabs





CASE STUDY:

The Carbon, Design and Cost Benefits of **Adhesive-free Flooring Installation**

BENEFITS EXPLAINED





TOTAL FLOOR AREA = 1,540m2 Indicative Cost of Access Flooring @£35/m2 = £53,900Indicative Cost of Floor Tiles @£25/m2 = £38,500APPROXIMATE TOTAL FLOORING ASSET VALUE = £92,400

USING ADHESIVE-BASED INSTALLATION

Asset Impact

Cost of Adhesive @£0.80/m2 = £1,232 =1.33% Total Asset Value

£92.400 WORTH OF DAMAGED ASSETS **NEW ASSET VALUE = ZERO**

Remedial Costs

Decontamination of access floor $@\pm 12/m^2 = \pm 18,480$ Disposal of contaminated tiles @£0.45/m2 = £693 **TOTAL COSTS BEFORE NEXT INSTALL** = £19,173

USING ADHESIVE-FREE BASED INSTALLATION

Asset Impact Cost of MagTabs @£1/m2 = £1,540=1.67% Total Asset Value £92,400 WORTH OF UNDAMAGED ASSETS NEW ASSET VALUE = £92,400

Remedial Costs

Decontamination of access floor @£12/m2 = £0Downcycle of MagTabs @£0.01/m2 **TOTAL COSTS BEFORE NEXT INSTALL**

= £15.40= £15.40



<u>*Source - Tarkett - EPD Modules A1-A3)</u>

Source - Milliken - EPD Modules A1-A3



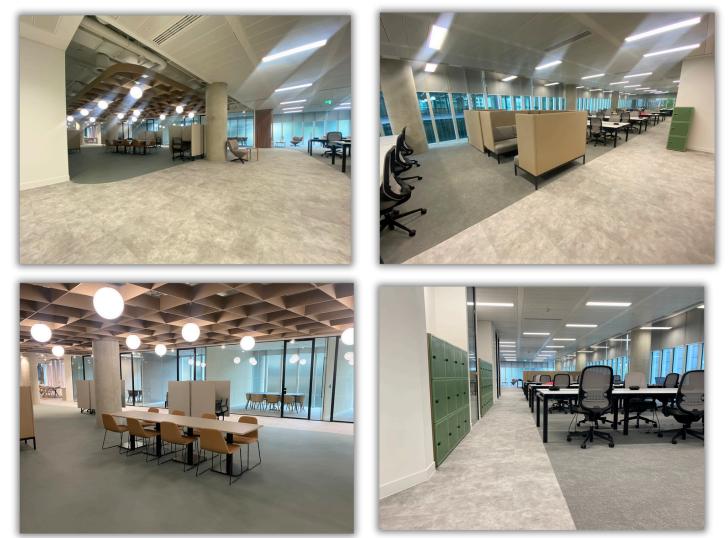
- Universal Fixing Mechanism for seamless merging of carpet, Luxury Vinyl Tile and woven
- Proven on projects including:





CASE STUDY: The Carbon, Design and Cost Benefits of Adhesive-free Flooring Installation

PROJECT IMAGES



IOBAC MagTabs are suitable for use on metal raised access floors. For adhesive-free flooring onto non-metal raised access flooring, concrete, wood, ceramic or vinyl subfloors, use our alternative solution, IOBAC Tab-It® installation.

CLICK FOR MORE INFORMATION



IOBAC MagTabs - Product Information



IOBAC Tab-It - Product Information



More Adhesive-free Case Studies



Online CPD -Adhesive-Free Flooring



