



POMEROY PLACE LONDON, ONTARIO

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ArcelorMittal Dofasco Steel Design, Fall
2014)

DESIGN AND CONSTRUCTION TEAM

OWNER: Old Oak Properties Inc.

ARCHITECT: SRM Architects

CONTRACTOR: Old Oak
Properties Inc.

STRUCTURAL ENGINEERS:
VanBoxmeer & Stranges
Engineering Ltd.

**MECHANICAL/ELECTRICAL
ENGINEERS:** Emcad Consulting
Engineers (1995) Inc.

COMSLAB FLOOR SYSTEM:
Bailey Metal Products Limited

**LIGHT STEEL FRAMING
SUPPLIER:** Woollatt Building
Supply

**LIGHT STEEL FRAMING
MANUFACTURER:** Bailey Metal
Products Limited

PHOTOGRAPHER: Aus Ahmad

Composite steel floor system - light weight and cost efficient



A new luxury apartment complex in London, Ontario is the first building of its kind in Canada. Pomeroy Place, which opened for occupancy in March, is the first high-rise building in the country to use the ComSlab flooring system. It is by far the city's greenest apartment building and, from the moment planning first began, Pomeroy Place was destined to become the new standard for energy-efficient luxury apartment building design in London Ontario.

"ComSlab is an alternative to the conventional concrete slab floor. It's ideal for buildings up to 20 storeys high," said Aus Ahmad, Sales Engineering Manager for Bailey Metal Products Ltd., the manufacturer and supplier of the ComSlab system for the project. "One of the benefits is the stay-in-place form. You place the ComSlab, cast the concrete, and the ComSlab acts as a form. This saves you one step in the construction process and provides a cast in place structurally superior concrete slab."

Ahmad explained that the ComSlab system is 30-50 percent lighter than the conventional concrete floors, and since ComSlab is a composite flooring system "steel works with concrete together", it results in rebar savings of 40-50 percent depending on the design.

"It uses one to two lines of temporary shoring instead of 4 to 5 with the conventional cast in place concrete. The ComSlab system supports its own weight and construction load prior to the concrete pour. It also provides a safe working platform and allows construction crews to work easily," he said. "It was executed very efficiently"

Ahmad added "In addition to ComSlab's great structural performance and savings, it's been the choice of high profile hospitality projects such as The Ritz Carlton and JW Marriott. In addition, ComSlab has multiple ULC and UL listings for 1 and 2 hour Fire Ratings".

The 16-storey apartment building required 21,831m² (235,000 sq. ft.) of .91mm (.036") ComSlab. The system is available in 91mm or

1.22mm (.036" or .048") steel, Bailey Metal Products used .91mm (.036") G90 galvanized steel for Pomeroy Place. The total weight of the steel used was 326 metric tons (720,000 pounds).

"ComSlab is an alternate system to what we have done for years and years. It was cost-efficient. We don't do anything that doesn't save us a dollar or two," said Zbigniew Wlosek, Manager of Development and Construction for Old Oak Properties Inc., which owns the building. "ComSlab offers a certain amount of stability and a lot less deflection than other system. We are extremely happy with the results."

More than half of the 237 available units have already been rented, Wlosek added. Pomeroy is advertised as the city's greenest building, as it includes features like low-E windows, energy conservation lighting, energy-efficient toilets, showerheads, appliances, a high efficiency HVAC system with magnetic chiller, as well as a cistern to collect rainwater for irrigation.

"We have a great reputation for apartment rentals, so our vacancy rates are much lower than the marketplace," said Wlosek. "This building does not look like a rental – it looks like a condo."





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Pomeroy Place, a luxury apartment complex in London, Ontario is the first building of its kind in Canada. It is the first high-rise building in the country to use the ComSlab flooring system.



“ComSlab is a cost efficient system. We don’t do anything that doesn’t save us a dollar or two,” said Zbigniew Wlosek, Manager of Development and Construction for Old Oak Properties Inc.



- 1 The final quantities of ComSlab shipped for this building is 21,831m² (235,000 sq. ft.) of ComSlab
- 2 The Interior LSF systems (walls and resilient, furring channels) were all manufactured by BAILEY
- 3 Dietrich Steel supplied the rebar for the slabs (nothing related to the interior systems) as the LSF interior system is Bailey.”



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