

MINI-STORAGE

BUILDING GUIDE



NOT JUST A
BUILDING
A LIFETIME
INVESTMENT

REGENCY
STEEL BUILDINGS

(303) 867-1179 | WWW.MINISTORAGEOUTLET.COM

A GENERATIONAL BUSINESS

WHAT WE LEAVE BEHIND IS FOR GENERATIONS TO COME

WHO WE ARE

2



Since 1983, we've led in supplying top-quality steel storage buildings across the US and Canada. No matter your project's size, our team at Regency Steel Buildings supports you from project planning to completion. Your initial self-storage venture lays the groundwork for a larger property portfolio, securing future success and wealth. We recognize this as more than a purchase – it's your business and family's financial anchor.

Let us assist you in overcoming the initial hurdle. As a third-generation enterprise, we vouch for our maintenance-free, quality products. Count on us to surpass your anticipations.

Exceeding Expectations,
Regency Steel Buildings



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WHO WE ARE

THE REGENCY STEEL BUILDINGS DIFFERENCE



Over the years, we've acquired relationships with several major steel manufacturers to better serve the needs of our customers allowing us access to several shipping locations lowering freight costs and delivery times. We deliver buildings throughout the US offering quality and affordable building materials.

Our business is built on serving the best interests of our customers' needs and demands. We believe in a quality customer experience. Our resources combined with decades of experience are put to your service when we become a part of your project's team. Together, we work alongside you to help your project grow into profitability.

OUR SHIPPING LOCATIONS



WARRANTIES

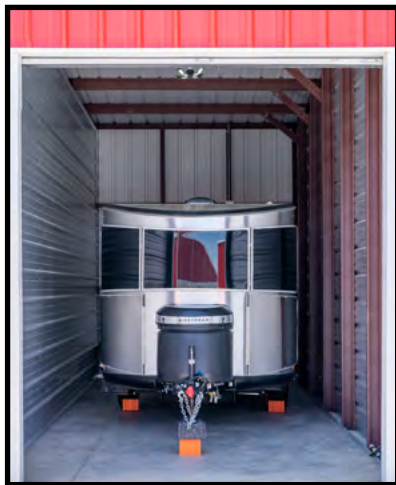
WARRANTY

4



ALL REGENCY STEEL BUILDINGS ARE BACKED BY WRITTEN WARRANTIES

At Regency, we provide some of the best warranties in the steel building industry and strive to provide the highest quality materials available. Product warranties are specific to your project. Copies can be requested as a part of your material purchase.



FITNESS WARRANTY



COLOR WARRANTY



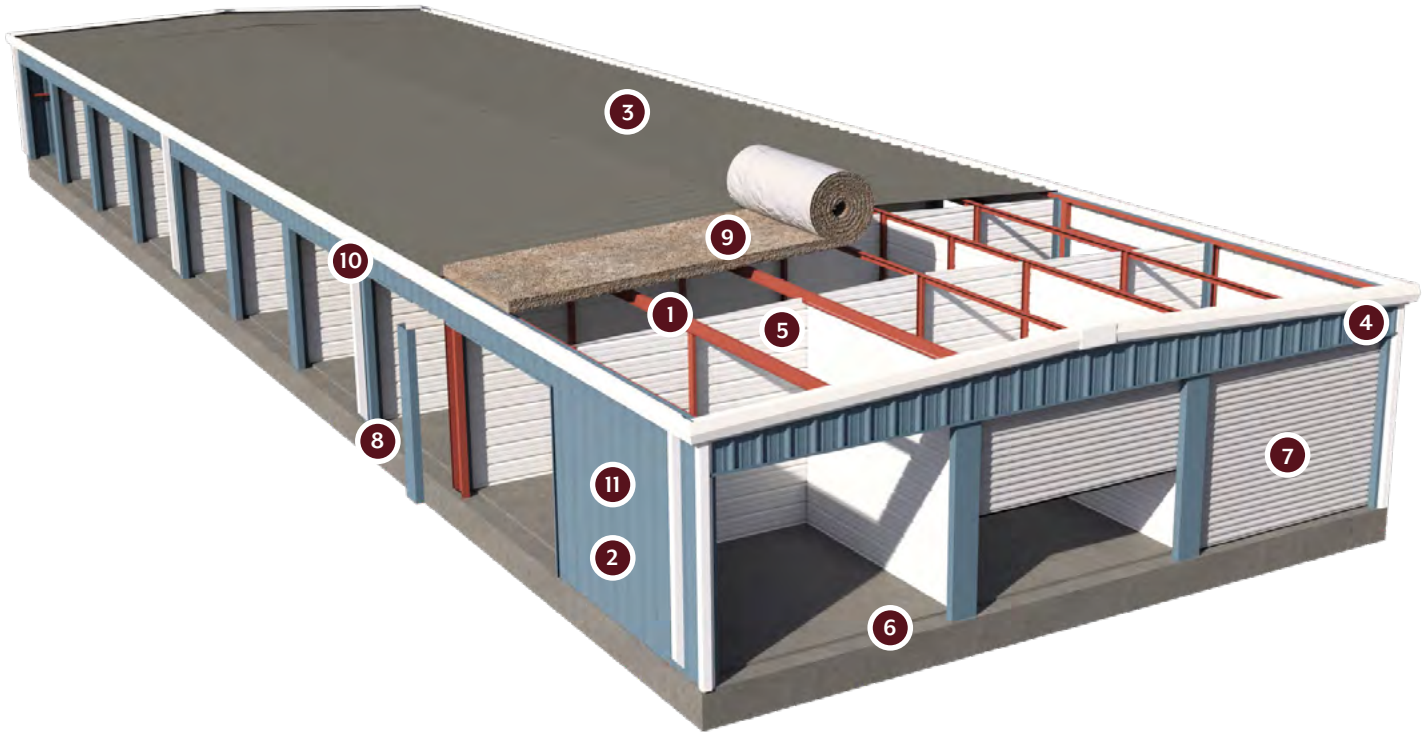
PRODUCT WARRANTY

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MINI STORAGE BUILDINGS

GETTING TO KNOW YOUR BUILDING



- 1 INTERIOR FRAMING
- 2 WALL PANEL
- 3 ROOF PANEL
- 4 TRIM PACKAGE
- 5 PARTITION PANEL

- 6 CONCRETE DOOR NOTCH
- 7 ROLL-UP DOOR
- 8 1 PIECE MULLION COVER
- 9 FIBERGLASS INSULATION (OPTIONAL)
- 10 GUTTER WITH DOWN SPOUT (OPTIONAL)
- 11 45 YEAR WARRANTY ON PAINTED PANELS

KNOW YOUR BUILDING

5

ERECTION DISCLAIMER

From time to time a buyer may request names of contractors or erectors to put up the products ordered from our company. The provision of such names should not be considered as a recommendation or representation of the skill, quality of workmanship, or ability of an erector or contractor and we strongly urge you to obtain and check references and insurance certificates of all the erectors before selecting one to perform the work.

Presently, there are no erectors, contractors, or dealers that are employees or agents of the supplier without exception; this is the policy of the dealer and their affiliates, if any. You agree to release the material supplier and all affiliated companies of any responsibilities and claims arising out of the erection process and/or relationship of the erector.



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EASE OF CONSTRUCTION

EASE OF CONSTRUCTION

6



Metal mini-storage structures are known for their durable strength, lasting beauty, and easy assembly. Our process starts with material packaging. Each bundle is labeled with the building number for multi-building projects, and all components have a designated piece mark. These marks are detailed in erection drawings, guiding precise placement.

To assist erectors, we provide a step-by-step guide for part identification and proper procedures.



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BUILDING TYPES



MINI STORAGE

Outdoor, non-climate controlled storage units are most common. They can be designed with custom unit and door sizes to fit the demographic in your area. Floor plans can accommodate a variety of unit sizes in each building.



RV STORAGE

Wider and taller, these units are designed with widths, heights, and lengths large enough to accommodate large RV's. Doors are custom to accommodate the unit sizes. Units without doors are also available for RV shade storage.



BOAT STORAGE

Units are designed large enough for boats and boat trailers to fit inside. We design custom floor plans to include units with high ceilings and wide clearances to accommodate boat storage and trailers.



CLIMATE CONTROLLED STORAGE

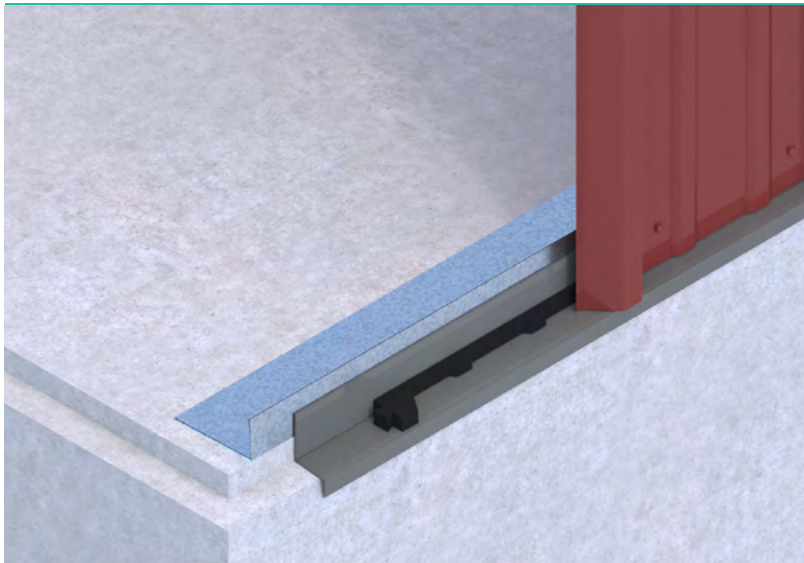
These buildings are insulated and have HVAC systems to control the temperature within storage units. Hallways allow access to units. Unit floorplans and sizes are fully customizable to fit your needs.

FOUNDATIONS

FOUNDATIONS

Mini storage foundations are poured to the size of the building plus 1.5" around on each side for a notch. For instance, the foundation for a 20'x100' mini storage building is poured to 20'3"x100'3". The notch is 1.5" lower than the finished floor, which helps prevent water from seeping into the mini storage unit. The mini storage roll-up door closes in front of the notch, flush with the threshold. The threshold is typically 9.5" deep (RV & Boat could be up to 11.5"). The concrete floor is commonly 4" thick with a thickened foundation edge for support.

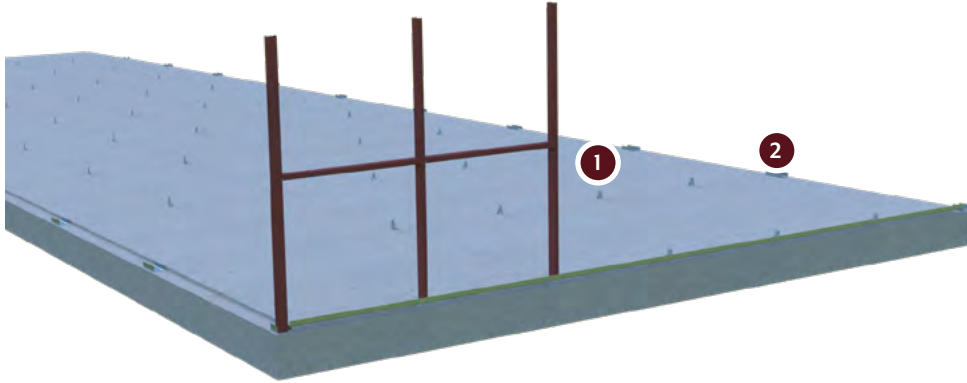
Weather sealant closures are factory-formed to fit inside the high-rib wall panels at the base for moisture protection. A galvanized sheeting angle is secured to the concrete for a solid base to attach the wall panel.



Supplier is not accountable for foundation design or materials. A local engineer may be needed for area-specific foundation specifications and design. Designs vary based on location, soil, and codes. The foundation cost is not included in the material price.

FRAMING

SLAB CONNECTION



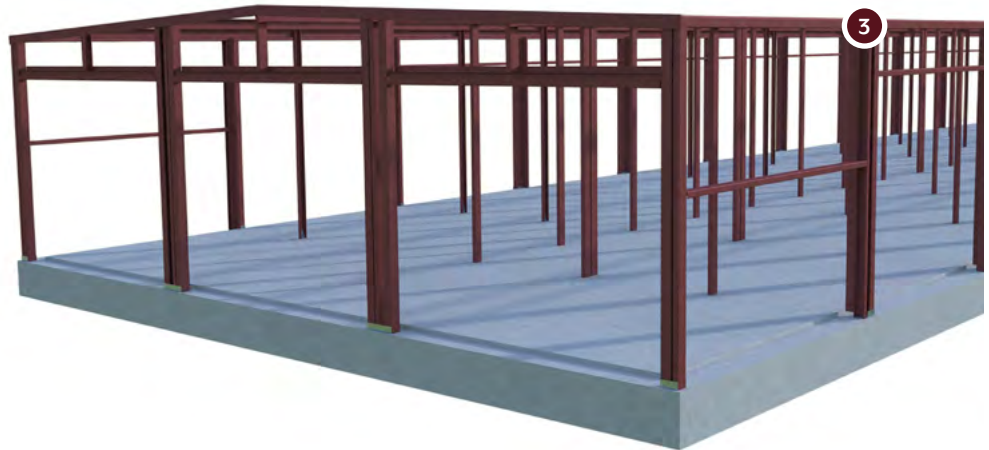
BASE CLIP



MULLION NOTCH



OVERLAPPING PURLIN



- 1 BASE CLIP
- 2 MULLION NOTCH
- 3 OVERLAPPING PURLIN

TEMPORARY BRACING PLAN

In addition to a safety plan, a temporary bracing plan is highly recommended. Temporary bracing provides temporary stability and stiffness to the building while the building is being assembled. Wind loads on bare frames differ from fully sheeted structures.

The temporary bracing should remain in place until the sheeting is completed.



SHEETING



WALL PANELS

- Heavy 26 ga Hig Rib R-panels
- Colored



PARTITION PANELS

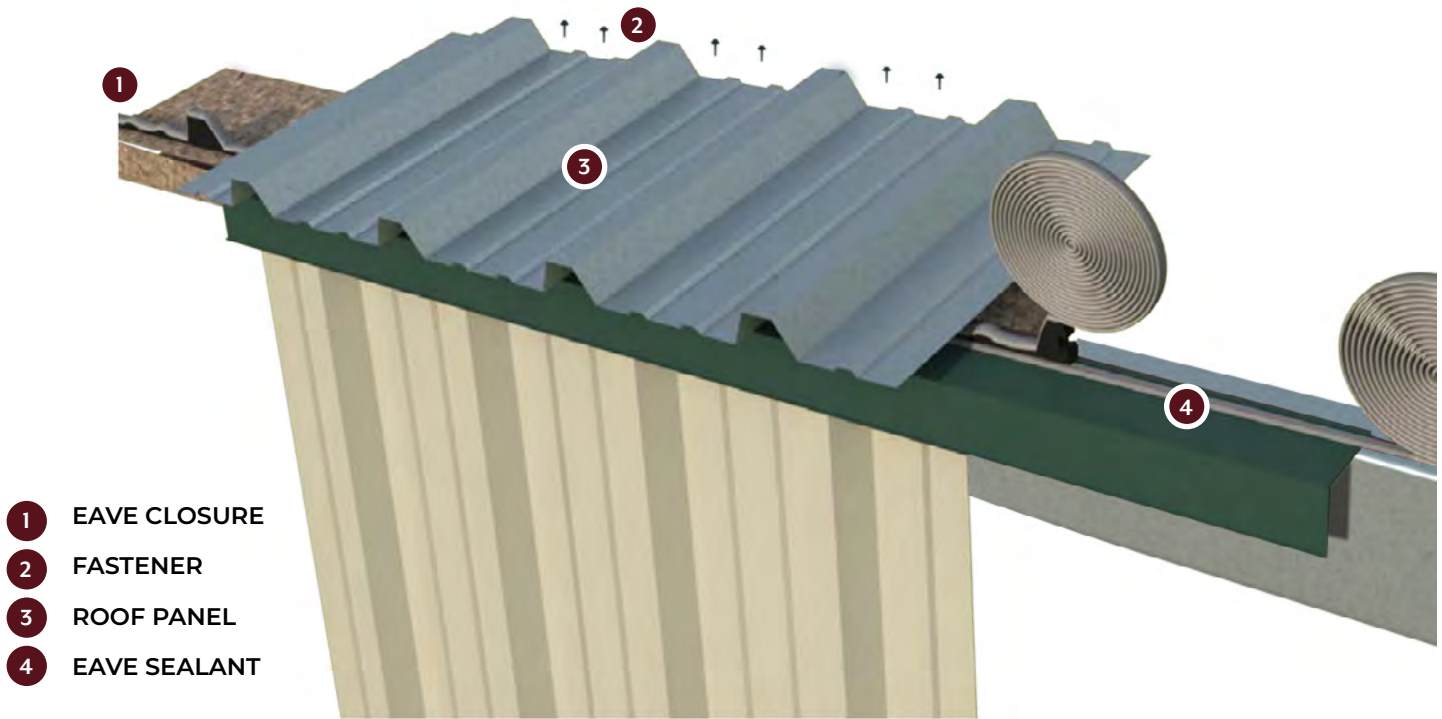
- Typically 29 ga High Rib R-Panels
- Galvalume



ROOF PANELS

- Heavy 26 ga Hig Rib R-Panels or Standing Seam Panels
- Galvalume or Colored

TRIMS



FASTENERS

- Color-matching drill head shields the EPDM washer, preventing rust, UV damage, and over-drilling.
- Precision cold-forged for strong, low-torque drilling in high-strength steel and purlins.

INSTALLING SELF-DRILLING SCREWS

Our “Long Life” fasteners are high-quality, high-strength, and corrosion-resistant. They come with a red rust warranty and are color-matched to your building. The special cupped head design prevents overdrilling and safeguards the washer from UV rays.



INSULATION & DRIP X

OPTIONS FOR INSULATION & MOISTURE CONTROL

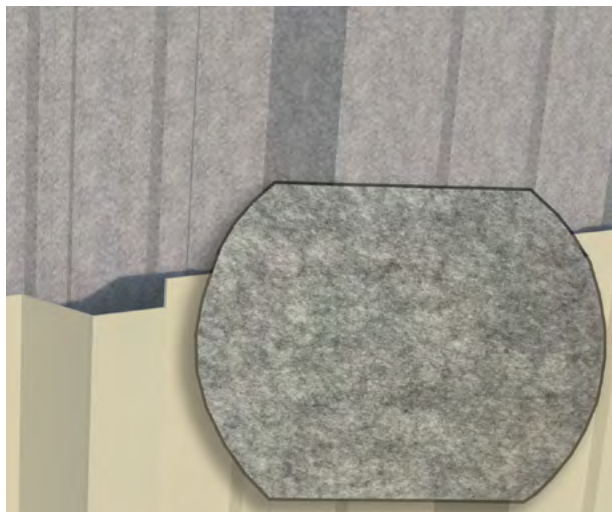
INSULATION

12



INSULATION

Insulation in cold storage buildings is typically 4" R-13 in the roof. It is installed over the top of the framing, providing a thermal break between the interior and exterior metals. The fiberglass blankets are laminated with a polypropylene vapor retarder which gives the units a finished look. In climate controlled buildings, the insulation can be bumped up the 6" R-19 or higher to provide the units with a higher R-Value.



DRIPX™

DripX™ is a factory-applied, felt-like material on the underside of the metal roof panel. It prevents condensation by trapping moisture on metal roofs. It captures water formed when temperatures meet the dew point, averting potential damage from dripping onto surfaces below. Applied to roof panels, DripX™ creates pockets that hold this moisture until conditions shift, then releases it as humidity when the dew point rises again.

DRIPX™ FEATURES

- Helps prevent condensation from dripping into units
- Saves time by not having to install fiberglass insulation
- Easy to install, even in windy conditions
- Increased efficiency allows you to finish jobs quicker
- Reduces liability by requiring less labor at elevated levels

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DOORS

MINI STORAGE DOORS

DOORS

Our self-storage buildings use roll-up doors, which optimize internal storage space. These doors attach to a barrel and coil around it when raised, freeing up stacking space. They often offer wider entryways than swing doors, improving accessibility.

Self-storage doors come in various widths and heights to fit different self-storage unit width and heights. In areas prone to high winds, high wind rated doors are available.



MOISTURE CONTROL

LOCKS

Explore a range of premium door systems from well-known and esteemed brands like Janus and Chateau Locks, all thoughtfully curated and priced at the top-tier level for your satisfaction. Additionally, you have the flexibility to opt for either traditional key access or the convenience of padlock security, ensuring that your chosen door system aligns perfectly with your needs and preferences.



13

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COLORS

We offer up to a 45 year warranty on most colors



COLORS

14

COLORS

We have a wide variety of options that truly make your building beautiful and one-of-a-kind. Our color options run across not only the exterior of your building but are also incorporated into our trim packages and even down to the exterior screws.



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CUSTOMIZATION OPTIONS



CUSTOMIZATION

15



CUSTOMIZATION

Architectural elements such as brick, block, stucco, stone, or towers can be incorporated into your mini storage buildings. Accent panels can be achieved by choosing different color patterns for visual appeal or to match your business color selections.





BUILT TO **LAST**
— FOR —
GENERATIONS

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