

## 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® from Circular Building Solutions 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 from Circular Building Solutions Ltd

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### BENEFITS EXPLAINED

#### ASSET PROTECTION



TOTAL FLOOR AREA = 1,540m<sup>2</sup>  
 Indicative Cost of Access Flooring @£35/m<sup>2</sup> = £53,900  
 Indicative Cost of Floor Tiles @£25/m<sup>2</sup> = £38,500  
**APPROXIMATE TOTAL FLOORING ASSET VALUE = £92,400**

#### USING ADHESIVE-BASED INSTALLATION

##### Asset Impact

Cost of Adhesive @£0.80/m<sup>2</sup> = £1,232  
 =1.33% Total Asset Value

**£92,400 WORTH OF DAMAGED ASSETS**  
**NEW ASSET VALUE = ZERO**



##### Remedial Costs

Decontamination of access floor @£12/m<sup>2</sup> = £18,480  
 Disposal of contaminated tiles @£0.45/m<sup>2</sup> = £693  
**TOTAL COSTS BEFORE NEXT INSTALL = £19,173**

#### USING ADHESIVE-FREE BASED INSTALLATION

##### Asset Impact

Cost of MagTabs @£1/m<sup>2</sup> = £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/m<sup>2</sup> = £0  
 Downcycle of MagTabs @£0.01/m<sup>2</sup> = £15.40  
**TOTAL COSTS BEFORE NEXT INSTALL = £15.40**



#### CIRCULARITY

**60** year life of building  
**5** year design replacement  
**10** Service life - flooring  
**25** Service life - access floor

Reusing materials avoids additional embodied carbon. Reusing 50% of flooring from this project facilitated by IOBAC MagTabs would save:

- Tarkett LVT with carbon footprint of 12.2 kg CO<sub>2</sub>e /m<sup>2</sup>\* = (640sqm x 12.2)/2 = **3,904kg CO<sub>2</sub> saving**
- Milliken Carpet with carbon footprint of 4.23 kg CO<sub>2</sub>e /m<sup>2</sup>\* = (900sqm x 4.23)/2 = **1,904kg CO<sub>2</sub> saving**

#### Wst 01: Waste Management

Up to 7 credits for reduction of waste e.g. for used carpet tiles

- 3 points for on-site reuse of original carpet tiles
- 2 points for off-site reuse on other projects
- 1 point for direct recycling via a manufacturer



#### DESIGN FOR DECONSTRUCTION

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

ShawContract\*

Balsan  
BALSAN

Milliken

Forbo

DESSO  
A Tarkett Company

Tarkett

BOLON

ntgrate®  
premium woven vinyl

Interface®

BLOQ

Burmatex®  
MANUFACTURERS OF CREATIVE FLOORING

ege®

modulyss



RE

[usable]  
[configurable]  
[versible]

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## 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 sub-floors, use our alternative solution, IOBAC Tab-It® installation.

## CLICK FOR MORE INFORMATION



[IOBAC MagTabs  
- Product Information](#)



[IOBAC Tab-It  
- Product Information](#)



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