PART 6 · SECOND EDITION · SEPTEMBER 2026 (FIRST PUBLISHED JULY 2026)

The Building: Civil, Structural, Fire/Life-Safety & Construction Execution

The plant can dominate the developed site. Indoors, its share follows the layout — and the slab is an expensive place to discover that the next rack cannot stand, roll or reconnect.

THE DEFINITIVE GUIDE TO
AI Data *Centers*

THE LOAD THAT ROLLS IN

~2,300 kg/m² (~470 psf) footprint average; obtain OEM foot/wheel reactions

Footprint pressure screens the bay; feet and wheels decide whether the complete floor assembly carries the wet rack

The cited NVL72 mass divided by its footprint is an area average. Obtain OEM support reactions and movement states before checking tiles, pedestals, slab bearing and the complete delivery route.

HPE, NVIDIA GB200 NVL72 QUICKSPECS V6 · AS-OF 2026-09

THE REFRAME

In an AI factory, mechanical and electrical plant can dominate the developed site — while the white-to-gray split inside the building follows its actual layout.

The slab, shell and site are expensive to alter under live racks. Reserve plant, service routes and structural load paths together; a power roadmap does not specify future rack mass.

ACT I

Concrete is a bet on a density you can't see

Typology, slab and anchorage constrain the racks you can land. Translate the power roadmap into declared wet masses and movement states before buying structural reserve.

THE FIRST FORK

Integrated build, powered shell, or retrofit?

Greenfield integrated (build-to-suit)

— New utility service and site works can take years; compare complete accepted-service paths

— Owner carries the density risk: slab, plant, and fit-out committed together

— IT generation often baked into the design basis

— Best for a durable, well-forecast workload at scale

Powered shell + tenant fit-out

— Shell goes early; fit-out deferred to the last responsible moment

— Density risk splits: developer owns the shell, tenant owns the fit-out

— High reversibility — but only if the shell is dimensioned to the ramp

— The speculative and multi-tenant answer

Retrofit / brownfield

— Fastest only when inherited power, structure, cooling and approvals meet the service date

— Capped by the inherited slab, power, and water — physics, not choice

— Bridge capacity and modest-density inference

— When the inherited cooling envelope no longer fits, the retrofit bill climbs steeply

SO WHAT

A powered shell delivers optionality only if its load paths, plant space and interfaces support the declared future rack envelope.

THREE GENERATIONS, ONE SHELL

The ramp the building must survive

~250 MW-class IT (reference design)

Design power for a single modern AI building — legacy halls drew 5–30 MW

NVIDIA DSX FACILITIES INFRASTRUCTURE DESIGN GUIDE V2.0, REFERENCE-DESIGN OVERVIEW, EXAMPLE-SITE SIZING TABLE · AS-OF 2026-08

132 kW nominal TDP: 115 kW liquid + 17 kW air

NVIDIA GB200 NVL72 by HPE nominal rack TDP — the density inverting white and gray space

HPE, NVIDIA GB200 NVL72 BY HPE DATA SHEET, OCTOBER 2026 EDITION. · AS-OF 2026-10

~600 kW

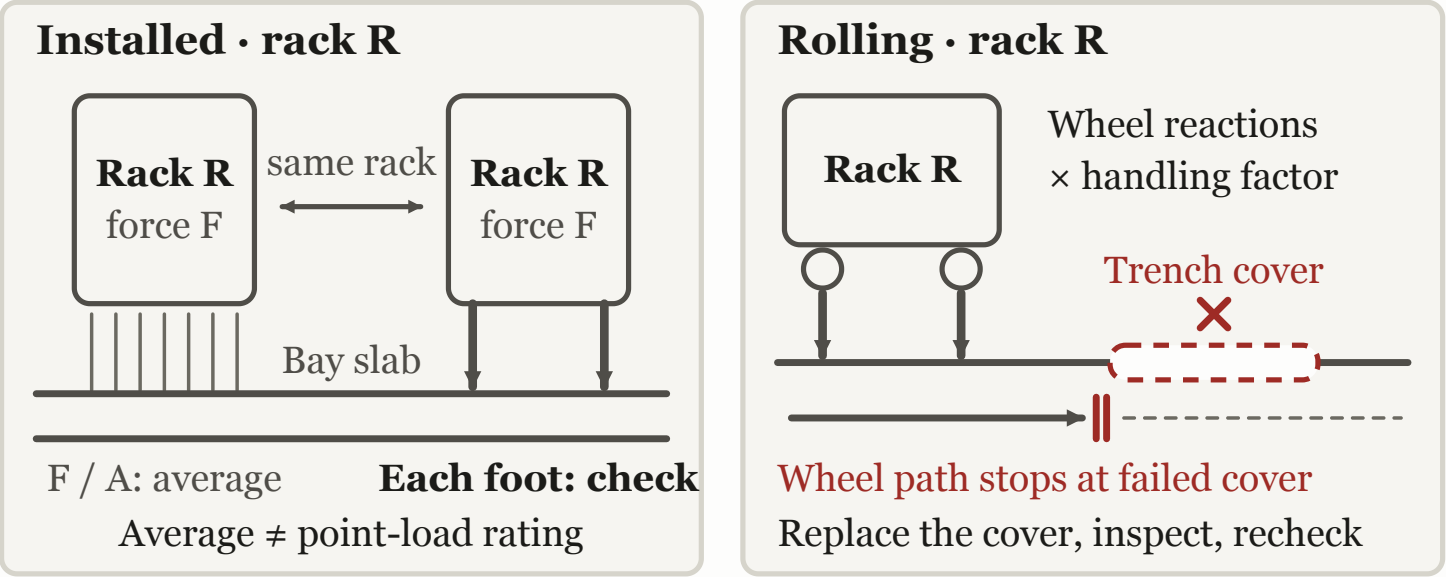
Rubin Ultra Kyber, announced: ~600 kW per-rack planning figure, boundary unpublished

NVIDIA GTC · AS-OF H2 2027 ROADMAP (GTC 2025); 2028 REPORTED JULY 2026

THE STRUCTURAL CASE **A wet rack versus the floor it lands on**

A passing rack position does not release a failed route

Illustrative rack R · installed and rolling states



Installed and route both pass
Release the move

Any surface on the route fails
Hold the move; replace and inspect

Guide scenario · Source: Guide derivation · as of Sep 2026

Footprint average only screens the bay. Obtain foot/wheel reactions, support geometry, center of gravity, and rolling factors; compare them with like-for-like floor-assembly ratings.

THE MASTER FORK

Four floors, one question: can it take the wet rack?

FLOOR SYSTEM	RATING POSTURE	HOSTS WET NVL72 RACKS?	WHEN TO CHOOSE IT
Legacy raised access floor	Manufacturer-specific uniform, concentrated, rolling, and ultimate ratings	Only after reaction-level verification; otherwise use a qualified load path or slab bypass	Existing halls where the complete assembly and support path are verified
Existing slab-on-grade	Soil, concrete, joints, reinforcement and support reactions govern	Only after as-built and movement-state checks	Retrofit where the verified slab and subgrade carry the actual rack
New engineered slab-on-grade	Thickness and reinforcement follow loads, soils and serviceability	Yes, within its verified static and rolling load envelope	Greenfield dense halls where land and geotechnics support this load path
Elevated structural slab (framed)	Member-governed — you pay for every pound of wet load and coolant	Yes, if designed for it, at higher structural cost	Multi-story and land-constrained layouts

KEEP THE DENOMINATOR VISIBLE

~10 kN/m²

Rack-only area average over an assumed 1.44 m² bay allocation — separate from an accepted floor rating

The cited 1,472 kg rack gives about 10 kPa over 1.44 m². Add CDUs, pipe and service loads; feet and wheels still need their own checks. Chapter 6.2 derives the load path.

HPE GB200 QUICKSPECS V6, SEPTEMBER 8, 2026, SUPPLIES THE 1,472 KG FILLED-RACK MASS · AS-OF 2026-09

HEAVY, PLUMBED, AND ENERGIZED

Ip = 1.5 (scoped)

Seismic force and qualification follow the adopted code, assigned risk category, component function, and consequence

Ip = 1.5 and special certification are scoped requirements, not universal data-center labels. Verify the project basis before sizing anchors, restraints, and flexible connections.

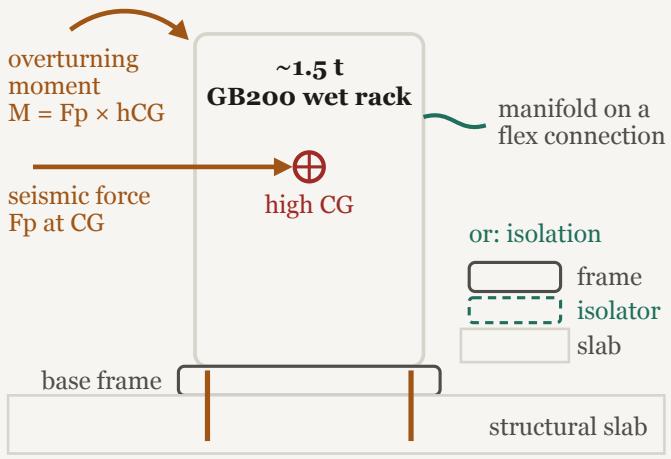
NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, NIST GCR 23-037 · AS-OF 2026-10

THE ANCHORAGE FORK

Slab anchors or a braced raised floor: qualify each restraint path.

Anchoring to the slab is direct; a raised floor adds a path to prove

Section through a ~1.5 t GB200 wet rack with a high centre of gravity

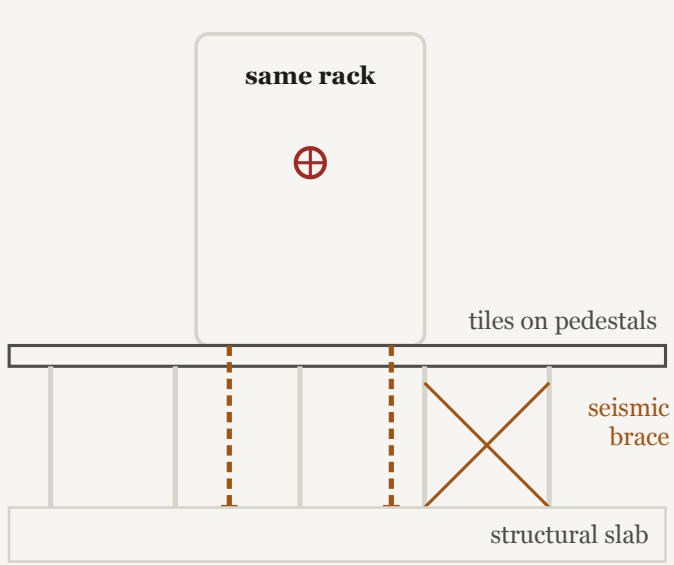


Anchor bolts tie the frame into the slab

ASCE 7-22 Ch 13 anchorage · Ip = 1.5 (where required)

Ip multiplies into every anchor's design force

Or isolate: decouples the rack from ground motion



Restraint reaches the slab: **through-floor anchors or an engineered floor**.

Verify OEM reactions, floor assembly and bracing.

Every pipe and cable crossing a moving plane needs flex for the required travel.

Schematic with sourced mass · Source: NIST + Hewlett Packard Enterprise · as of October 2026

Direct slab anchors shorten the restraint path. A raised-floor route must qualify its bracing, pedestals, connections and slab anchorage; coolant and electrical crossings must accommodate movement.

ACT II

The shell, the skin, and the vetoes

Envelope, fire protection and receptor limits can each delay opening. Adopted codes, permit conditions and insurer requirements must close together before construction freezes their interfaces.

THE BILL

What the building costs — and where the money goes

$11.3M/MW

Global average facility build cost per MW, shell and core — up ~6% year over year

JLL, 2026 GLOBAL DATA CENTER MARKET OUTLOOK · AS-OF 2026-01

~$15-20M/MW

Goldman's May 2026 build cost per MW for next-gen AI data centers; scope unpublished

GOLDMAN SACHS GLOBAL INSTITUTE, 'TRACKING TRILLIONS: THE ASSUMPTIONS SHAPING THE SCALE OF THE AI BUILD-OUT' · AS-OF 2026-05

~13-14%

Shell and structure share in one illustrative cost split that includes land

MASTT, 'DATA CENTER CONSTRUCTION' GUIDE, COST BREAKDOWN TABLE · AS-OF 2025

SET IT BEFORE VALUE ENGINEERING CAN REACH IT

RC II typical; IV if designated

Assigned risk category changes the applicable design-load basis — settle it before structure and envelope freeze.

ASCE 7 Risk Category IV follows assigned use and consequence; it is not automatic for every data center. A stronger owner brief can add resilience, with its cost explicit.

NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, NIST GCR 23-037 · AS-OF 2023

DETECT, SUPPRESS, CONTAIN

The four-way suppression fork

OPTION	COLLATERAL TO IT	STOPS LI-ION RUNAWAY?	INSURABILITY POSTURE
Pre-action sprinkler (double-interlock)	Water exposure if discharged; extra interlocks can delay water delivery	Cooling and propagation control depend on the battery configuration	Adopted code, listing and insurer basis govern
Clean agent (FK-5-1-12 / inert gas)	Low residue; room integrity and HDD acoustic exposure matter	Oxygen removal does not stop internal cell runaway; control heat and propagation separately.	A supplement where approved; preserve the required water system
Water mist	Lower water use for its listed design envelope	Acquire configuration-specific evidence; mist is not generic BESS approval	Check the exact listing, enclosure and hazard
Oxygen-reduction (hypoxic)	No suppression discharge; occupied-space exposure remains	Ignition prevention within a validated envelope is not runaway-test equivalence	AHJ, insurer and worker-protection requirements all apply

THE INSURABILITY GATE

Adopted fire code, listings and the insurer each constrain the cooling fluid and battery installation. Close the requirements together before ordering equipment.

FM requirements can add to the adopted code and contract. A late fluid or battery veto costs re-engineering and time-to-power; neither party's approval substitutes for the other's.

THE BATTERY ROOM IS NOT THE DATA HALL

UL 9540A, 6th edition (published March 2026)

UL 9540A Ed. 6 adds vent-gas ignition and large-scale fire testing; installation approval remains configuration-specific

Retain off-gas detection, compartmentation and explosion control where required by the selected installation basis; match the supplied configuration to its report and system listing.

UL CODE AUTHORITY, UNDERSTANDING UL 9540A AND NFPA 855 · AS-OF 2026-03-13

THE NEIGHBORS HAVE A METER

Designing to the fence line

60 / 55 dBA

Residential property-line limit, day/night, Northern Virginia counties; the permit governs

PRINCE WILLIAM COUNTY CODE §14-4(A)-(B), ORD. 25-62 · AS-OF 2025-10

~6 dB

Point-source far-field spreading; arrays and reflections need a receptor model

ASHRAE HANDBOOK, SOUND AND VIBRATION, LOGARITHMIC DISTANCE ATTENUATION. · AS-OF 2017

20-200 Hz

The hum band that dBA discounts, façades pass, and neighbors litigate over

H. G. LEVENTHALL, LOW FREQUENCY NOISE AND ANNOYANCE, NOISE & HEALTH 6(23):59-72 · AS-OF 2026-10

FINAL RULE, SPECIFIC EQUIPMENT

≤850 MMBtu/h / ≤24 consecutive mo / 25 ppm NOx at 15% O_2

The ≤850 MMBtu/h temporary-turbine category has a 24-month boundary; it is not an emergency-engine exemption

Use the January 15 final rule and July 16 correction, effective August 17, 2026. Check combustion-turbine category, starts, fuel and hours; RICE and site permits have separate requirements.

EPA FINAL RULE 2026-01-15 AND TECHNICAL CORRECTION 2026-07-16, EFFECTIVE 2026-08-17. · AS-OF 2026-07-16

ACT III

Speed is the product

The building earns nothing until it is energized, accepted, and GPU-ready. The last act is about schedule: prefabrication, phased turnover, and a trades shortage that no amount of capital fixes quickly.

WHAT SIX MONTHS IS WORTH

~$12–13 B/GW-yr

Contested gross AI-cloud revenue per GW-year: what a six-month slip forgoes, an input to the schedule case

The single-source gross estimate is not contribution margin or NPV. Deduct operating and commercial costs; pay for acceleration only when the package advances accepted, revenue-earning service.

SEMIANALYSIS · AS-OF 2026-06

THE PREFAB DECISION

All-in-one modules, component skids, or stick-built?

All-in-one containerized (ISO)

— Shipping envelope and on-site joined geometry are different constraints

— Qualify rack, cooling, service and replacement clearances for the offered product

— Customization changes factory repeatability, testing and commercial scope

— A candidate for edge, bridge or larger joined-module installations

Component skids + PODs (stick shell)

— Prefab repeatable power and cooling packages; qualify each generation's interfaces

— The shell absorbs customization; the hall keeps full density

— A common hyperscale option; compare actual factory slots and site dependencies

— Oversize loads typical — the haul route is a design input

Stick-built (reference)

— No transport limit on geometry; fully bespoke

— Repeatable details are possible; field labor and weather still govern execution

— Full electrician and pipefitter load lands on site

— Very-high-density custom halls and constrained urban sites

SO WHAT

Compare accepted-service dates, installed geometry and interface responsibility. Factory speed loses its value when utility, site readiness or testing controls completion.

THE MODULAR DIVIDEND

~36%

Modeled schedule cut vs pure stick-built: the dependency schedule shows the time saved

The dependency schedule must connect factory completion to site interfaces, utility power and accepted tests. Moving labor off site does not remove the factory hours or field handoffs.

SEMIANALYSIS, THE WILD WILD WEST OF LEGO DATACENTERS · AS-OF 2026-07

THE WASTE FIGURE

78.8%

Onsite waste cut, modular vs stick-built, in a 59-case building study; not for DC budgets

Count only onsite waste, on matched boundaries; factory waste and transport sit outside the figure. It is a building-sector average, so do not carry it into a data-center budget.

ASCE JOURNAL OF MANAGEMENT IN ENGINEERING · AS-OF 2024

ILLUSTRATIVE — STATED ASSUMPTIONS

The cooling package reaches accepted service in week 22

Assumed Chapter 2.1 instance: site 12; delivery 14; utility 18; authority 20 weeks. A self-powered rig flushes isolated piping; installed CDU startup and tests require utility.

Install after both site readiness and delivery	`max(12, 14) + 3 = 17 wk`
Independent flushing rig: 2 weeks	`17 + 2 = 19 wk`
Utility-dependent startup 1 week, then FPT/IST 2	`max(19, 18) + 1 + 2 = 22 wk`
Authority release gates final acceptance	`max(22, 20) = 22 wk`
Flip: site readiness slips to week 18	`18 + 3 + 2 + 1 + 2 = 26 wk`
Protect site readiness: beyond week 14, it delays service	**22 wk → 26 wk**

Utility later than week 19 delays startup: utility at 24 gives service at 27. Civil at 18 gives 26. Chapter 6.6 states all bounds; 2.1 owns the GAO schedule method.

THE EXPOSURE AROUND THE PACKAGE

Market context is not a dependency schedule

>160 wk

Reported standard power-transformer lead time — qualify the reserved delivery slot

WOOD MACKENZIE · AS-OF 2026-05

~$14M/mo

STL's modeled monthly delay cost for an indicative 60 MW US project, not your damages

STL PARTNERS, PREVENTING MULTIMILLION DOLLAR DATA CENTRE LOSSES THROUGH REPORTING · AS-OF 2025-03

PLAN THE ACTUAL CREW AND SEQUENCE

Trade supply and build duration frame the risk

~10k vs ~7k

Reported annual trade exits versus entries — acquire the package staffing commitment

IEC 2023 EMERGING LEADERS REPORT PROJECT FINDINGS · AS-OF 2023

18–24 mo

Reported physical-build range — accepted service also needs power and completed tests

MASTT, TYPES OF DATA CENTERS · AS-OF 2026-04

ISOLATE THE ACTUAL ENERGY SOURCES

≈800 mA

800 VDC through an assumed 1,000 Ω gives 0.8 A: potentially fatal contact; assess the arc separately.

De-energize and verify the isolation boundary. Assess actual DC shock and arc hazards, stored energy and separate feeds; even a sub-50 V system can present burn or arc exposure.

U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, 29 CFR 1926 SUBPART V APPENDIX C, 2025 CFR EDITION, III.D.1, PRINTED P. 509 · AS-OF 2026-08-24

THE CHEMISTRY CARRIES A SUPPLY CHAIN

$10.5-12.5B nominal (2024-2036)

3M's PFAS settlement and manufacturing exit changed fluid supply — they did not qualify every alternative

The named fluid brings spill-response, exposure-control, recovery and disposal duties. Check composition, warranty and supply; Chemours and 2CRSi evidence remains in Chapter 5.5.

3M 2025 FORM 10-K, NOTE 17 · AS-OF 2024-2036

THE THROUGH-LINE

The building is finished when it is commissioned, not when it is built — and the slab is the one mistake you cannot commission your way out of.

TAKE IT HOME

What to do Monday

01 Reserve the declared rack and movement-load envelope; a power roadmap alone does not size a slab.

02 Use footprint pressure to screen; accept feet and wheels against matching complete floor-system ratings.

03 Set risk category, component Ip and owner criteria at kickoff; Risk Category IV and Ip = 1.5 are not universal.

04 Close adopted code, listings, insurer conditions and worker protection before freezing fluid and battery choices.

05 Compare factory and site packages on accepted service; qualify interfaces, final geometry and the haul route.

06 Assign OFE custody and remedies in Chapter 2.4; track energized, tested and accepted megawatts.

THE DEFINITIVE GUIDE TO

AI Data *Centers*

This deck is the map. The guide is the territory — every number here is dated, sourced, and kept current in the full chapters.

Ch 6.1 Typologies and the white-to-gray inversion

Ch 6.2 Slabs, structure, and the density-ramp pour

Ch 6.5 Fire, life-safety, and the insurability gate

Ch 6.6 Execution, phased turnover, and the trades gap

READ THE FULL PART, WITH EVERY SOURCE AND DERIVATION, AT AIDATACENTERGUIDE.COM

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EN 16750:2017+A1:2020, clauses 5.5–5.6 (design concentration = lowest applicable ignition threshold minus 0.75 percentage point O2); Mueller, SUPDET 2017 (method and paper-archive example) · as-of 2020-11 · https://standards.iteh.ai/catalog/standards/sist/b72d8757-fb3e-4910-b2fa-813532810eaa/sist-en-16750-2017a1-2020

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About these figures

Figures are resolved by reference from the guide's claim register at build time (Second edition · September 2026 (first published July 2026)) — a number appears here only as it appears, dated and sourced, at aidatacenterguide.com. Newer data may exist: check the live register.