

## **BUILDING CONTROL GUIDANCE NOTE: 2023-05**

**DATE: 17/10/2023**

**SUBJECT: Mezzanine Type Storage floors**

BRE Digest 437 sets out an alternative approach for the structural design of mezzanine type floors which are often proposed in warehouse type buildings. This digest allows floors to be designed to take imposed loads which are less than those stated in BS6399 Part 1, **subject to a Management Document being prepared and loading notices provided.**

When an application for such a floor is received, **and the design imposed loads** are not in accordance with BS 6399 Part 1 the following information should be requested:

- 1) Statement that the structure has been designed in accordance with BRE Digest 437.
- 2) Use of floor specified and design imposed loads (UDL & PL) clearly stated on drawings. (see Table 1 of Digest)
- 3) Full structural design calculations to be provided with SER package.

These should include:

- (1) A statement on how the floor has been designed to ensure lateral stability.
  - (2) Calculations for any existing structure to which it is connected.
  - (3) Loads calculated at base plates to be stated, together with the required load bearing capacity of the floor slab / and ground below.
  - (4) Type and thickness of decking to be specified. If chipboard is to be used it should be Type P5 to BS EN 312-5 or P7 to BS EN 312-7.
- 4) Management Document prepared in accordance with BRE Digest 437 to be requested. (See below example)
  - 5) Plans should state that Loading Notices to be provided adjacent to access stairs and at any dedicated loading points. (example below)
  - 6) Building permit to have informative condition stating that the plans have been approved on the basis that the use of the floor will be managed in accordance with the management document. (The management document should be recorded as an “approved drawing” on the building permit, and a copy issued with the approved drawings)

**This guidance only applies to the requirements of Part 1. All other bye-law requirements i.e. Parts 2, 7 and 11 will need to be considered in the normal way.**

**Management Document Reference No** .....

1 Address of premises  
.....

2 Name and address of owner/landlord ..... tel no .....

3 Tenant (if different from above) ..... tel no .....

4 Name and address of manufacturer ..... tel no .....

5 Name and address of  
applicant for Building Regulation consent..... tel no .....

6 Name of competent Scheme Manager ..... tel no .....

7 Name and address of  
Building Regulation Enforcement Authority ..... tel no .....

8 Name and address of Fire Authority ..... tel no .....

9 Name and address of Health & Safety Authority ..... tel no .....

10 Name and address of  
Planning Supervisor (under CDM regulations)..... tel no .....

11 Date of Building Regulation application ..... tel no .....

12 Reference No of Building Regulation Application ..... tel no .....

13 Type of activity/occupancy on platform floor .....

14 Maximum allowable imposed loading:  
Uniformly distributed load .....  
Concentrated load .....

15 Allowable types of equipment and pallet trucks to be used on the floor .....

16 Reference nos of design calculations and 'as built' construction drawings .....

17 Location of design calculations and 'as built' construction drawings .....

18 Additional agreed conditions of use  
.....

19 Inspection Arrangements:  
Name of competent person authorised to undertake regular inspections  
.....  
Name of competent person authorised to undertake annual condition surveys  
.....  
Name of competent person authorised to undertake structural appraisals  
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20 Key items to be verified by regular inspections  
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21 Purpose of annual condition surveys  
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22 Purpose of structural appraisals  
.....

**Loading Notice**

**THIS NOTICE MUST NOT BE REMOVED**

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THIS PLATFORM FLOOR IS TO BE USED ONLY FOR:  
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Allowable imposed load values:  
Uniformly distributed (kN/m<sup>2</sup>) .....  
Concentrated (kN) ..... over a minimum contact area of ..... (mm<sup>2</sup>)  
Shelving (kN/bay) .....  
Hand or powered pallet truck (kN) .....

Requirements for any additional spreaders under concentrated loads  
.....  
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SUPPLIER'S NAME AND ADDRESS .....

MANAGEMENT DOCUMENT REFERENCE No.....