



Customer Briefing 3:

Frequently Asked Questions about Mezzanine floors

Installing a mezzanine floor can frequently be the most cost effective solution to expanding your available space or indeed consolidating two operations into one. This briefing provides answers to the most frequently asked questions which customers raise when considering the installation of a mezzanine floor.

Spaceway design and manufacture their own mezzanine floors - FlooriTall™ that are tailored to meet your unique needs.

<i>Question</i>	<i>Answer</i>
How quickly can it be constructed?	Extremely quickly from 50m ² per day including ancillaries, handrail, staircases and loading gates.
Will the construction affect my day-to-day business?	Unfortunately it may. We cannot build over people because we are using forklift trucks and lifting steel. We can, of course, work out of hours, evenings and weekends.
What about other trades involved in the total installations?	<p>FlooriTall™ mezzanines will require lighting and possible smoke detection beneath and you may have to make alterations to the existing light above.</p> <p>Spaceway have the expertise in-house to carry out any additional work that may be required, including partitioning and suspended ceilings using our own fully trained installation teams.</p>
Do I need Planning Permission?	In the majority of cases, planning approval is not required. An exception might be that there may be a condition within the original planning consent. Referring to the Local Planning Office or, of course, to the deed or lease agreement, can check this.

<p>Do I need Building Regulation approval?</p>	<p>Most definitely yes. In almost every case, we will handle all of this on your behalf. Our structural designers will prepare all the necessary drawings and calculations then submit them to our Approved Building Inspector. As our FlooriTall™ mezzanine floor system has been granted Type Approval, this ensures speedier Building Regulation approval. We will keep you informed of any changes the Inspector deems necessary.</p>
<p>Do I need to get my Landlords approval?</p>	<p>Most Landlords will require you to inform them of any changes you intend to carry out within their building and will normally expect you to obtain their and Building Regulation approval. We would suggest that the same information that is sent to the Building Inspector is also sent to the Landlord asking for his approval.</p>
<p>How will it affect my rates?</p>	<p>Normally, storage mezzanine floors do not attract a change in the rateable value of a building whereas a mezzanine used for accommodation sometimes does.</p>
<p>How much will it cost?</p>	<p>A basic storage mezzanine floor installed with an economical column grid including accessories start from about £50/m².</p>