



SLOVENSKI STANDARD
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Self storage - Specification for self storage services

Selbsteinlagerung - Anforderungen an Selbsteinlagerungsdienstleistungen

Self-stockage - Spécification pour les services de self-stockage

Ta slovenski standard je istoveten z: prEN 15696

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ICS:

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English Version

Self storage - Specification for self storage services

Self-stockage - Spécification pour les services de self-stockage

Selbsteinlagerung - Anforderungen an Selbsteinlagerungsdienstleistungen

This draft European Standard is submitted to CEN members for enquiry. It has been drawn up by the Technical Committee CEN/TC 320.

If this draft becomes a European Standard, CEN members are bound to comply with the CEN/CENELEC Internal Regulations which stipulate the conditions for giving this European Standard the status of a national standard without any alteration.

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Recipients of this draft are invited to submit, with their comments, notification of any relevant patent rights of which they are aware and to provide supporting documentation.

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EUROPÄISCHES KOMITEE FÜR NORMUNG

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Foreword

This document (prEN 15696:2007) has been prepared by Technical Committee CEN/TC 320 “*Transport - Logistics and services*”, the secretariat of which is held by DS.

This document is currently submitted to the CEN Enquiry.

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Introduction

This European Standard has been drafted at an early stage in the development of self storage services in the European Community in order to promote a customer focussed approach to the commercial provision of customer direct access space for storage purposes, to both businesses and private individuals.

Given the various implications attaching to the provision of such services, it is recognised that the applicable legislative framework may be subject to change and it is therefore strongly recommended that service providers establish a system designed to identify European, national or local legislation applicable to such facilities and ensure that they are kept abreast of changes as they occur.

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1 Scope

This European Standard specifies requirements for the provision of self storage facilities and related services, for both personal and business purposes.

2 Terms and Definitions

For the purposes of this document, the following terms and definitions apply.

2.1

self storage

system of storage in which the service provider allocates, under the terms of a self storage contract, a finite, securable unit for storage to which the customer has the right to exclusive access

2.2

self storage facility

building or other designated area in which self storage is provided

2.3

self storage unit (unit)

individual self-contained, securable, unit of storage space which once occupied is static in a self storage facility

2.4

hard-standing ground

permanent hard purpose-built surface (e.g. pavement, tarmac or concrete) with good drainage to enable rainwater to run off with ease

2.5

the natural elements

weather conditions usually prevailing in the vicinity of the self storage facility

2.6

service provider

entity providing the self storage service on a commercial basis

2.7

self storage contract

written agreement between the service provider and the customer by means of which the customer is allocated the use of one or more self storage units, in accordance with the terms and conditions agreed

2.8

sound condition

structurally robust, without significant deterioration from the as new condition, clean and free from contamination that would affect stored items, and capable of protecting stored items from unauthorised access (other than through forced entry or other illegal means) and deterioration through exposure to the natural elements

2.9

unit size

approximate area/volume of usable floor space expressed in square/cubic feet or square/cubic metres

2.10

prohibited goods

goods which shall not be stored in a self storage facility

A list of Prohibited Goods based on their characteristics is at Annex A.

A service provider may add to this list at his discretion.

3 The self storage facility

3.1 Security

The self storage facility shall, as a minimum, be constructed and maintained to provide the following:

- a secure, defined perimeter, which may be the building itself and/or a perimeter fence;
- means of securing entrances/exits;
- control of access and egress, with the aim of preventing unauthorised removal of stored items other than through forced entry or forced exit or other illegal means;
- monitoring and/or recording of movements through access and exit points. Records shall be retained for a minimum of 14 days subject only to legislative restriction;
- intruder alarm system automatically triggered and alerting a remote monitoring system and/ or capable of giving an audible alarm unless the facility is covered by an authorised guard.

3.2 Access

The self storage facility shall, as a minimum, be constructed and maintained to provide the following:

- adequate space for loading/ unloading of goods;
- lift, escalator, rolling staircase, ramp or permanent stairs for access to upper/lower floors and levels.

3.3 Health, safety and the environment

The self storage facility shall be constructed, maintained and operated in a manner commensurate with promoting the safety and well-being of the customer, and subject to national and local fire safety legislation, to provide the following as a minimum:

- a clean, dry environment inside any building of the facility, and hard-standing ground for storage units and access, externally;
- monitoring of vermin infestation and provision of control measures by a professional;
- facility to maintain privacy for the goods in individual units at least when requested;
- fire protection that includes provision of:
 - within any building a fire detection and alarm system capable of triggering an audible warning and alerting a remote monitoring system;

- fire prevention and extinguishing equipment, appropriate to the protection of the items stored and capable of containing or extinguishing fires;
- the necessary operating instruction;
- internal signage specifically notifying customers of health and safety, no-smoking and fire regulation requirements and prohibited goods;
- reduction of its environmental impact (which can be through the use of timed and/or movement-sensitive lighting, energy-efficient light bulbs, efficient building design, insulation, recycling policies, and other such equipment or practices);

3.4 Handling equipment

3.4.1 The service provider shall provide handling equipment for use by the customer, appropriate to the type and condition of the facility.

3.4.2 Any handling equipment provided shall be maintained in good working order.

4 Self storage units

4.1 General construction and condition of units

Units shall be:

- made available in a sound condition;
- constructed in a manner that provides a lockable self-contained storage space providing protection from the natural elements; that may be closed and secured through control panels, swipe cards, padlocks or another locking mechanism provided by the service provider or by the customer;

NOTE It is recommended that preference be given to the use of robust materials such as steel or brick.

- secure from access (other than through forced entry or other illegal means) through adjacent units, corridors and roof-space.

4.2 Closure of units

The means of closure shall be capable of preventing unauthorised access other than as a result of forced entry or other illegal means.

4.3 Access to units

The service provider shall ensure that:

- access ways are illuminated when in use; the intensity of light shall be sufficient for safe handling and access;
- there is facility for customers to access their units, from hard standing ground for both the deposit and removal of their goods;
- there is sufficient circulation space to access each storage unit.