



PRESS RELEASE

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New “Warehouses” Regulation Comes into Force in France!

Following months of discussions, France's new “warehouses” ministerial decree was published and came into force on 16 April 2017. This regulatory package addresses many issues related to warehousing.

The government has taken into consideration many of the industry's demands. It aims to match the level of competitiveness of other European countries, for example by increasing the maximum cells from 6,000m² to 12,000m².

“Despite the progress made, there is still room for improvement, in particular with regard to administrative issues. In France, we grade facilities according to environmental criteria (ICPE), unlike our European neighbors”, says Roland Paul, CEO of GSE.

This means that construction takes longer in France. “Administrative procedures in Germany mean that construction work can begin within just three months. In France, at the very least, the same procedures take five months, and up to a year for projects that fall into the “autorisation” category”, says Roland Paul. This laborious, excessive regulation makes France less competitive than other European countries.

What are the key changes?

- A single decree applies to all the three categories – “Autorisation”, “Enregistrement” and “Déclaration” – as well as to five sections generally related to warehouses.
- Abolition of the permanent reference to a distance of 20 meters from the edge of the property; only requirements now are the 5kW/m² flow and fire access. However, for projects that fall into the “déclaration” category, the 20 m limit will be maintained, although exceptions will be allowed.
- Exemptions are possible for almost all projects, with two levels. Minor exemption: examination by a local commission (commission préfectorale), major exemption: examination by a national commission.
- The maximum size of units will increase from 6,000m² to 12,000m², no exemptions possible.
- The ceiling of water requirements is set at 730 m³/h, regardless of the size of the project. It will be possible to calculate this by other means than the D9, French rules.
- Gas heating is authorized in storage areas, subject to certain conditions being met.
- Technical aspects related to ceiling height (over 23m) or to floor area will trigger a fire hazard assessment.



ABOUT GSE

GSE is a major player in commercial property and is the leader in the "turnkey" market. GSE manages design, construction and/or renovation with a promise on price, deadlines and on quality.

The company is managed by Roland Paul. It employs 360 people and generated revenues of €480 million in 2016, carrying out a total of 70 projects.

GSE operates in Europe and China. The company has a network of 12 regional agencies located across France, making it France's largest Global Contractor network.

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