



Space Measurement Standards

Property Management Virtual Workshop

May 22, 2013

Advantages of Using a Standard Method for Measuring Building Area



- Consistent with standard industry practice
 - ANSI/BOMA – corporate owners and real estate
 - National Center for Education Statistics, Facilities Inventory and Classification Manual – postsecondary education
 - The Joint Commission, Joint Commission on the Accreditation of Health Care Organizations
- Provides common terminology
 - Amount of floor area
 - Common space types
- Facilitates comparison with industry benchmarks
- Supports Decision Making
- In combination with other data, provides visibility on:
 - Cost, Occupancy, Utilization, and Value to Mission

Unified Approach to Measuring Office Space

Ref: ANSI/BOMA Z65.1-2010, *Office Buildings: Standard Methods of Measurement*



- Facilitates clear communication among real property professionals
- Fosters consistent, unambiguous measurement of rentable areas
- Applies to both existing and new office buildings





Office Building Measurement Terminology

Building Gross Area

Interior Gross Area

Voids and Interstitial Space

Exterior Wall Thickness

Interior Gross Area Classifications

Occupant Area

Occupant Storage

Building/Floor Amenity Area

Building/Floor Service Areas

Base Building Circulation

Major Vertical Penetrations

Interior Parking

Rentable Area

Occupant Area

Occupant Storage

Building/Floor Service Areas

Building/ Floor Amenity Areas

Base Building Circulation

Basis for DOE Office Space Standard

Usable Area

The portion of a floor or building used to house personnel, equipment, fixtures, furniture, supplies, goods or merchandise. It includes secondary circulation.



Measuring Building Gross Square Feet

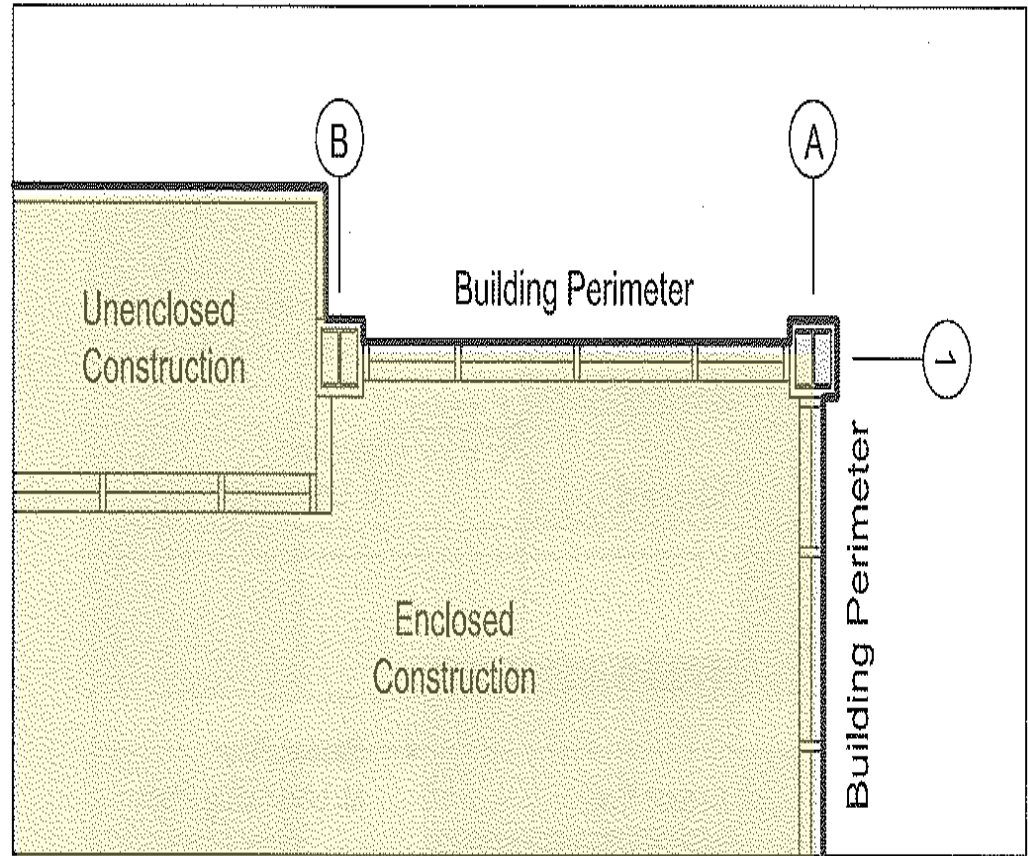
Ref: ANSI/BOMA Z65.3-2009, *Gross Areas of a Buildings: Standard Methods of Measurement*

- Permits clear communication among real property professionals, including construction and design professional
- Provides an unequivocal, direct measures of the physical size of a building
- Applies to buildings containing all types of occupancies
- Applies to both existing and new buildings containing single or multiple stories



Methods to Define Gross Building Area

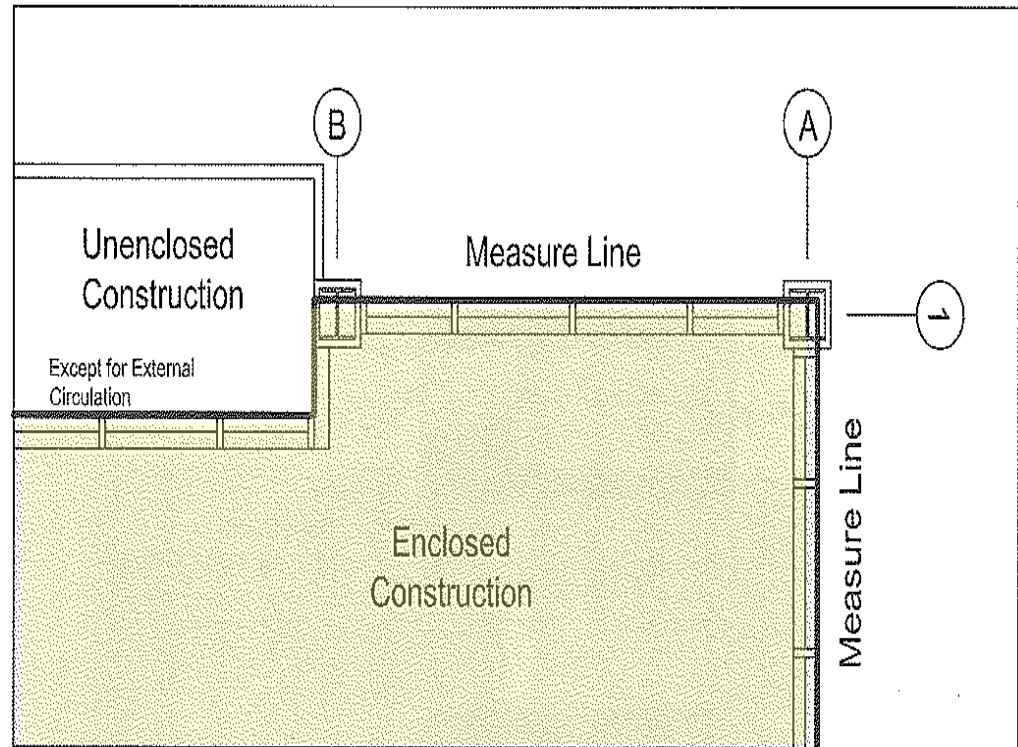
- Construction Gross Area (CGA):
 - Includes exterior gross area
 - Appropriate measure to base estimated construction cost or determine Replacement Plant Values
 - Units costs appropriate to various types of space should be applies



Source: ANSI/BOMA Z65.3-2009, *Gross Areas of a Buildings: Standard Methods of Measurement*

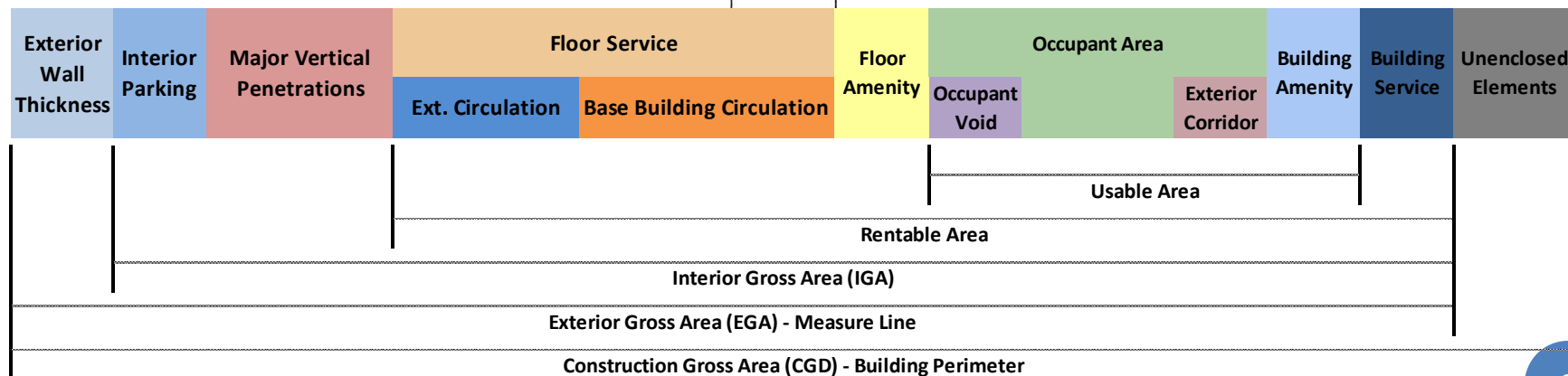
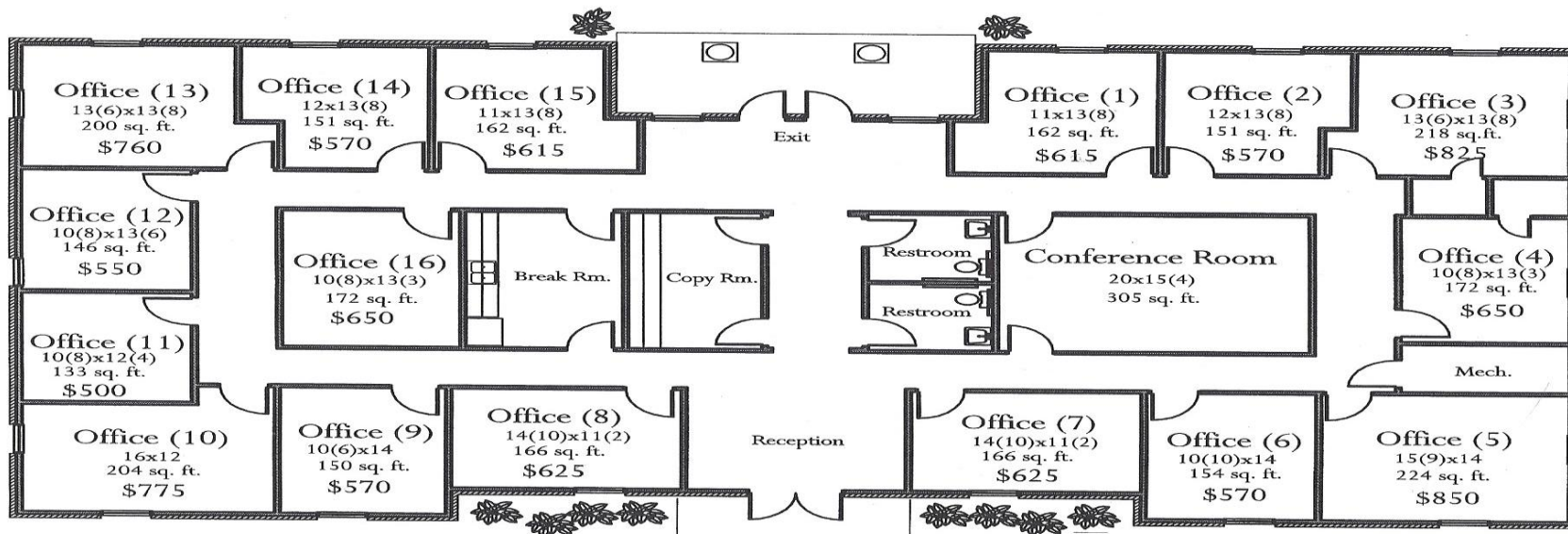
Methods to Define Gross Building Area

- Exterior Gross Area (EGA):
 - Total floor area contained within the measure line
 - Includes structure parking (except the top level of a parking structure)
 - Excludes unenclosed areas except for external circulation
 - Appropriate for use in planning and design of buildings



Source: ANSI/BOMA Z65.3-2009, *Gross Areas of a Buildings: Standard Methods of Measurement*

Relationship Between Floor Areas and Measurement Standards





Resources

- Building Owners and Managers Association (BOMA) International
 - <http://www2.boma.org/MeasurementStandards/Pages/default.aspx>
- Postsecondary Education Facilities Inventory and Classification Manual
 - <http://nces.ed.gov/pubs2006/2006160.pdf>
- IFMA Space and Project Management Benchmarks Research Report #34
 - <http://www.ifma.org/publications/books-reports/space-and-project-management-benchmarks-research-report-34>

Questions?



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