



Standard Practice for Rating the Serviceability of a Building or Building-Related Facility^{1,2}

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INTRODUCTION

This is a definitive procedure for rating the serviceability of a specific building or building-related facility, that is, its capability to perform to any one of a range of levels of serviceability. This procedure takes into account factors such as location, mechanical systems, age, and building shape. It can also be used to compare how well different buildings or building-related facilities can meet any given set of occupant requirements, despite differences in any or all of those factors. Many parts of the procedure can also be used to rate the serviceability of a proposed building, that has been designed but not yet built, remodelled, or rehabilitated.

For each generic type or category of building or building-related facility, many topics of serviceability are rated. For each topic a rating scale is obtained, or prepared. A rating scale contains descriptions of combinations of features, such as materials and design, which may be found in a building or building-related facility. Each combination of features described in the scale is indicative of a certain level of serviceability on that topic, within a predetermined range.

For each topic, the combination of features found in the building, building-related facility, or design are compared with those described in the appropriate rating scale. The combination of features that most closely matches what is physically present in the building, building-related facility, or design, indicates the serviceability level for that topic.

In comparing ratings prepared for one building with ratings for another building, it is essential that the same set of rating scales be used for both buildings. Organizations may use a generic, standardized set of scales. An organization may also adapt the scales for specialized, internal application, or create its own, in which case, it forgoes the possibility of external comparison.

1. Scope

1.1 This practice is a definitive procedure for rating the serviceability of a building or building-related facility, that is, for ascertaining its capability to perform the functions for which it is designed, used, or required to be used. A separate scale is used for each topic of serviceability. For each topic, a serviceability level is ascertained. Overall serviceability is expressed as a profile of levels (that is, not as a single number), and may be presented as a bar chart.

1.2 This practice is not intended to be used for regulatory purposes.

1.3 This practice can be used to rate the serviceability of a building or building-related facility that has been planned but not yet built, or which is about to be remodelled or rehabilitated, for example, for which single-line drawings and outline specifications have been prepared.

1.4 This practice specifies how to ascertain serviceability levels for a specific building, but not what would cause a building to be rated at a given level. That information is found in standard classifications for specific topics of serviceability that contain a set of requirement and rating scales. This practice and one or more such standard classifications are mutually dependent. Each requires the other. The format of such standard classifications, and of related information, is described in Appendix X1. An example of the scales written for such classifications is given in Appendix X3.

¹ This practice is under the jurisdiction of ASTM Committee E6 on Performance of Buildings and is the direct responsibility of Subcommittee E06.25 on Whole Buildings and Facilities.

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