



Standard Classification for Building Elements and Related Sitework—UNIFORMAT II¹

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1. Scope

1.1 This standard establishes a classification of building elements and related sitework. Elements, as defined here, are major components common to most buildings. Elements usually perform a given function, regardless of the design specification, construction method, or materials used. The classification serves as a consistent reference for analysis, evaluation, and monitoring during the feasibility, planning, and design stages of buildings. Using UNIFORMAT II ensures consistency in the economic evaluation of buildings projects over time and from project to project. It also enhances reporting at all stages in construction—from feasibility and planning through the preparation of working documents, construction, maintenance, rehabilitation, and disposal.

1.2 This classification applies to buildings and related site work. It excludes specialized process equipment related to a building's functional use but does include furnishings and equipment.

1.3 The Classification incorporates three hierarchical levels described as Levels 1, 2, and 3. Appendix X1 presents a more detailed suggested Level 4 classification of sub-elements.

1.4 UNIFORMAT II is an elemental format similar to the original UNIFORMAT² elemental classification. UNIFORMAT II differs from the original UNIFORMAT, however, in that it takes into consideration a broader range of building types and has been updated to categorize building elements as they are in current building practice.

2. Referenced Documents

2.1 ASTM Standards:

E 833 Terminology of Building Economics³

E 917 Practice for Measuring Life-Cycle Costs of Buildings and Building Systems³

E 964 Practice for Measuring Benefit-to-Cost and Savings-to-Investment Ratios for Buildings and Building Systems³

E 1057 Practice for Measuring Internal Rate of Return and Adjusted Internal Rate of Return for Investments in Buildings and Building Systems³

E 1074 Practice for Measuring Net Benefits for Investments in Buildings and Building Systems³

E 1121 Practice for Measuring Payback for Investments in Buildings and Building Systems³

E 1185 Guide for Selecting Economic Methods for Evaluating Investments in Buildings and Building Systems³

E 1369 Guide for Selecting Techniques for Treating Uncertainty and Risk in the Economic Evaluation of Buildings and Building Systems³

E 1804 Practice for Performing and Reporting Cost Analysis during the Design Phase of a Building Project³

E 2083 Standard Classification for Building Construction Field Requirements, Office Overhead Profit³

2.2 ASTM Adjuncts:

Discount Factor Tables, Adjunct to Practices E 917, E 964, E 1057, and E 1074⁴

Computer Program and User's Guide to Building Maintenance, Repair, and Replacement Database for Life-Cycle Cost Analysis, Adjunct to Practices E 917, E 964, E 1057, and E 1121⁵

3. Terminology

3.1 *Definitions*—For definitions of terms used in this classification, refer to Terminology E 833.

4. Significance and Use

4.1 This classification defines building elements as major components to most buildings. The classification is the common thread linking activities and participants in a building project from initial planning through operations, maintenance, and disposal.

¹ This classification is under the jurisdiction of ASTM Committee E06 on Performance of Buildings and is the direct responsibility of Subcommittee E06.81 on Building Economics.

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² The original UNIFORMAT classification was developed jointly by the General Services Administration (GSA) and the American Institute of Architects (AIA).

³ *Annual Book of ASTM Standards*, Vol 04.11.

⁴ Available from ASTM Headquarters. Order PCN 12-509179-10.

⁵ Available from ASTM Headquarters. Order PCN 12-509171-10 for the 3.5 in. disk. Order PCN 12-509172-10 for the 5.25 in. disk.