



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

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INTRODUCTION

Most organizations and work groups have only a few generic types of functions, such as general purpose office functions, or office functions requiring special security provisions, receiving many visitors, or having a mix of office and “dry” laboratory functions. For each type of function, facilities are required to have a different mix of functional capabilities to support the activities of those who use, own, or manage that function.

This is a definitive procedure to (1) identify and record any variations from the generic profile of requirements for a functional type of activity and (2) present the profile of required serviceability levels for a specific occupant group.

For each topic of serviceability, the user of this practice employs a classification scale called a “requirement scale” to set the level of serviceability that is required. Each requirement scale contains several descriptions of required serviceability for that topic, classified in a range from low to high, for example, from Level 1 to Level 9.

Each such scale is used like a multiple choice questionnaire to select the required level of serviceability. Overall required serviceability is displayed as a profile of required levels (that is, not as a single number) and may be presented as a bar chart.

When comparing the requirement profile prepared by one organization with that by another organization, it is essential that both use the same set of requirement scales. Organizations may use an ASTM standard set of scales; they may create their own; or they may adapt ASTM standard classification scales for specialized, internal application. The organization forgoes the possibility of external comparison in the latter two cases.

1. Scope

1.1 This practice is a definitive procedure for setting requirements for the serviceability of a building or building-related facility.

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

1.3 This practice can be used for setting the profile of serviceability requirements of an occupant group in an existing building or building-related facility or of a group planning to move and looking at new accommodations to rent, buy, or build.

1.4 This practice can be used for setting the profile of serviceability requirements of an owner, facility manager, lender, or other investor.

1.5 The process of creating or adapting a set of classifications for establishing the levels of serviceability required by an occupant group or organization is outside the scope of the practice.

1.6 This practice contains the following information, in the sections indicated:

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

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