Designation: E 1836 – 01

An American National Standard

Standard Classification for Building Floor Area Measurements for Facility Management[1]

This standard is issued under the fixed designation E 1836; the number immediately following the designation indicates the year of original adoption or, in the case of revision, the year of last revision. A number in parentheses indicates the year of last reapproval. A superscript epsilon (ϵ) indicates an editorial change since the last revision or reapproval.

1. Scope

1.1 This classification provides a systematic basis for categorising how floor area in buildings is measured for certain specified purposes, such as facility management, occupant requirements, space planning, or strategic facility planning.

1.2 This classification does not specify what measurements must be conducted.

1.3 Annex A1 may be used to classify floor area in one or more specific functional types of building, such as offices, laboratory, or manufacturing buildings and building-related facilities.

1.4 This classification can be applied to owned, rented and leased buildings.

1.5 The classification in Annex A1 is not intended for use in lease negotiations with owners of commercial office buildings or related properties. For that purpose, users are referred to the American National Standard published by the American National Standards Institute under the designation ANSI Z65.1 and commonly known as the ANSI-BOMA standard.

1.6 This classification is not intended for, and is not suitable for, use for regulatory purposes, nor for fire hazard assessment nor for fire risk assessment.

1.7 This classification, developed for use within North America, is similar to the ISO 9836 Performance standards in building—Definition and calculation of area and space indicators.

1.8 This classification contains the following information in the sections indicated:

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2. Referenced Documents

2.1 *ASTM Standards:*

E 631 Terminology of Building Constructions[2]

E 1480 Terminology of Facility Management (Building-Related)[2]

E 1664 Classification for the Serviceability of an Office Facility for Layout and Building Factors[2]

2.2 *ANSI Standard:*

ANSI Z65.1 – 96 Standard Method for Measuring Floor Area in Office Buildings[3]

3. Terminology

3.1 *Definitions:*

3.1.1 *building, n, vt*—(*1*) a shelter comprising a partially or totally enclosed space, erected by means of a planned process of forming and combining materials; (*2*) the act or process of constructing. **E 631**

3.1.2 *facility, n*—a physical setting used to serve a specific purpose.

3.1.2.1 *Discussion*—A facility may be within a building, or a whole building, or a building with its site and surrounding environment; or it may be a construction that is not a building. The term encompasses both the physical object and its use. **E 631**

3.2 *Definitions of Terms Specific to This Standard:*

3.2.1 The descriptions of terms listed below also appear in Annex A1.

3.2.2 *building projection, n*—a convector, baseboard heating unit, radiator, or other building element located in the interior of a building adjacent to a wall that prevents the use of that space for furniture, equipment, circulation, or other functions.

3.2.3 *excluded area, n*—fully enclosed spaces with adequate clear headroom that, for some reason, are not intended for or are not suitable for occupancy by people or equipment, but not

[1] This classification 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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[2] *Annual ASTM Book of Standards*, Vol 04.11.

[3] Effective June 21, 1989, is available from American National Standards Institute, 11 W. 42nd St., 13th Floor, New York, NY 10036.

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