



## Standard Classification for Building Floor Area Measurements for Facility Management<sup>1</sup>

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 ( $\epsilon$ ) indicates an editorial change since the last revision or reapproval.

### 1. Scope

1.1 This classification provides a systematic basis for categorizing 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 buildings, 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.

### 2. Referenced Documents

#### 2.1 ASTM Standards:

E 1664 Classification for Serviceability of an Office Facility for Layout and Building Factors<sup>2</sup>

#### 2.2 ANSI Standard:

ANSI Z65.1 – 89 Standard Method for Measuring Floor Area in Office Buildings<sup>3</sup>

### 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.

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, a whole building, a building with its site and surrounding environment, or a construction that is not a building. The term encompasses both the physical object and its use.

3.1.3 Definitions of Terms Specific to This Standard:

3.1.4 The definitions of terms listed also appear in Annex A1.

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

3.1.6 *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 spaces that are temporarily unusable due to flood, fire damage, construction, or renovation activity.

3.1.6.1 *Discussion*—Examples of excluded areas are unfinished attic spaces, attic spaces without unobstructed access, damp or flooded basements, and confined spaces requiring permits for entry.

3.1.7 *finished surface, n*—a wall, ceiling, or floor surface, including glass, as prepared for tenant or occupant use, excluding the thickness of any special surfacing materials such as panelling, furring strips, and carpet.

3.1.8 *interstitial area, n*—the area of load-bearing surfaces located above or below occupied building floors that are not available for general occupancy due to inadequate clear headroom that may contain building mechanical or electrical systems predominantly serving adjacent floors or provide access to such systems.

### 4. Significance and Use

4.1 This classification can be used to facilitate comparison of areas that have been measured but does not specify what measurements must be conducted.

4.2 This classification can be used in space programming and forecasting of space requirements.

4.3 This classification can be used to classify areas for internal cost accounting purposes.

<sup>1</sup> This classification is under the jurisdiction of ASTM Committee E-6 on Performance of Buildings and is the direct responsibility of Subcommittee E06.25 on Whole Buildings and Facilities.

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<sup>2</sup> *Annual Book of ASTM Standards*, Vol 04.07.

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