



Standard Practice for Building Floor Area Measurements for Facility Management¹

This standard is issued under the fixed designation E1836/E1836M; 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 practice provides a definitive procedure for measuring and classifying floor area in buildings for use in facility management, specifying occupant requirements, space planning, and for strategic facility planning.

1.2 This practice specifies the sequence in which to measure floor area.

1.3 This practice is applicable to owned, rented, and leased buildings.

1.4 Use **Annex A1** to measure floor area in office facilities. The measurement practice in **Annex A1** may also be suitable for use in other functional types of building which include offices, such as research, laboratory, or manufacturing buildings and building-related facilities.

1.5 The practice in **Annex A1** is not intended for use in lease negotiations with owners of commercial office buildings or related properties. For that purpose, refer to the American National Standard published by the American National Standards Institute under the designation ANSI/BOMA Z65.1–1996 and commonly known as the ANSI-BOMA standard.

1.6 This practice is not intended for and not suitable for use for regulatory purposes, fire hazard assessment, and fire risk assessment.

1.7 This practice was developed for use within North America and includes some rules comparable to ISO 9836 Performance Standards in Building—Definition and Calculation of Area and Space Indicators.

1.8 The values stated in either SI units or inch-pound units are to be regarded separately as standard. The values stated in each system may not be exact equivalents; therefore, each system shall be used independently of the other. Combining values from the two systems may result in non-conformance with the standard.

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.

Current edition approved March 1, 2016. Published June 2016. Originally approved in 1996. Last previous edition approved in 2009 as E1836/E1836M – 09^ε. DOI: 10.1520/E1836_E1836M-09R16.

1.9 *This standard does not purport to address all of the safety concerns, if any, associated with its use. It is the responsibility of the user of this standard to establish appropriate safety and health practices and determine the applicability of regulatory limitations prior to use.*

2. Referenced Documents

2.1 ASTM Standards:²

E631 Terminology of Building Constructions

E2619/E2619M Practice for Measuring and Calculating Building Loss Features That Take Up Floor Area in Buildings

2.2 ANSI Standard:³

ANSI/BOMA Z65.1–1996 Standard Method for Measuring Floor Area in Office Buildings

2.3 ISO Standards:⁴

ISO 9836 Performance Standards in Building—Definition and Calculation of Area and Space Indicators

3. Terminology⁵

3.1 Definitions:

3.1.1 *floor, n*—in a building, supporting structure (generally horizontal) and constituting the bottom level of each story.

E631⁶

3.1.2 For standard definitions of additional terms applicable to this practice, see Terminology **E631**.

² For referenced ASTM standards, visit the ASTM website, www.astm.org, or contact ASTM Customer Service at service@astm.org. For *Annual Book of ASTM Standards* volume information, refer to the standard's Document Summary page on the ASTM website.

³ Available from American National Standards Institute (ANSI), 25 W. 43rd St., 4th Floor, New York, NY 10036, <http://www.ansi.org>.

⁴ Available from International Organization for Standardization (ISO), ISO Central Secretariat, BIBC II, Chemin de Blandonnet 8, CP 401, 1214 Vernier, Geneva, Switzerland, <http://www.iso.org>.

⁵ Certain definitions of terms in this practice were agreed in 2007 by a Working Group established jointly by the Building Owners and Managers Association (BOMA) International and the International Facility Management Association (IFMA). Certain terms were derived from referenced ASTM standards or from referenced ANSI standard, or from published IFMA documents. Ownership of copyright to specific terms is indicated by footnotes. Certain terms are quoted from other ASTM standards, in which case the ASTM source is identified at the end of the definition.

⁶ Information such as this, inserted at the end of a definition, gives the number of a standard from which this definition was quoted or derived. If a number follows a dash at the end of this information, it indicates the year of approval of the standard.