



Standard Practice for Measuring and Calculating Building Loss Features That Take Up Floor Area in Buildings¹

This standard is issued under the fixed designation E2619/E2619M; 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.

^{ε1} NOTE—Units information and designation was corrected editorially in April 2009.

1. Scope

1.1 This practice specifies how to measure certain characteristics of a building, known as building loss features, inside the exterior gross area of a floor and how to calculate the amount of *actual* and *effective* floor area that will be not be available for the placement of people's workplaces, furniture, equipment, or for circulation, if using standard furnishings and orthogonal furniture systems.

1.2 This practice can be used to specify a performance requirement to limit the amount of floor area that may be taken up by building loss features.

1.3 This practice can be used to assess how well a design(s) for an office facility meets a performance requirement regarding floor area.

1.4 This practice can be used to assess how well a constructed office building has met a performance requirement regarding floor area.

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

1.6 Users of this practice should recognize that, in some situations, the amount of certain *actual* and *effective* floor area losses may be mitigated to some degree at some cost by custom-tailoring spaces and creating specially fitted furnishings and carpentry to get some value from space which would not otherwise be usable.

1.7 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 April 1, 2009. Published October 2009. Originally approved in 2008. Last previous edition approved in 2008 as E2619 – 08. DOI: 10.1520/E2619_E2619M-09E01.

1.8 *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

E1836/E1836M Practice for Building Floor Area Measurements for Facility Management

2.2 ANSI Standard:³

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

2.3 Other Standards:⁴

ASHRAE 62.1–2007 Ventilation for Acceptable Indoor Air Quality

3. Terminology⁵

3.1 Definitions:

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

3.1.1.1 *Discussion*—A facility may be within a building, a whole building, or a building with its site and surrounding environment; or it may be a construction that is not a building.

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 American Society of Heating, Refrigerating, and Air-Conditioning Engineers, Inc. (ASHRAE), 1791 Tullie Circle, NE, Atlanta, GA 30329, <http://www.ashrae.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.