



Standard Classification for Facility Asset Component Tracking System (FACTS)¹

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1. Scope

1.1 This standard (FACTS) establishes a classification of building and sitework elements and components, and their associated functions, attributes, and products. Elements, as defined here, are major assemblies and components common to buildings and sitework. Elements usually perform given functions, regardless of the design specification, construction method, or materials used. The attribute classification will lead to more effective management of the operation, maintenance, and life cycle cost of the asset.

1.2 The classification:

1.2.1 Incorporates Levels 1, 2, and 3 from Classification **E1557**:

1.2.1.1 Major Group Element (Classification **E1557** Level 1).

1.2.1.2 Group Element (Classification **E1557** Level 2).

1.2.1.3 Element (Classification **E1557** Level 3).

1.2.2 Establishes sub-elements at Levels 4 and beyond:

1.2.2.1 Because the main objective is content and not specifically rigid structure, levels beyond those established in Classification **E1557** are not balanced.

1.2.2.2 Products and characteristics are introduced at varying levels, depending on the appropriate element and elemental function.

1.2.2.3 Functional elements are aligned with products and product characteristics.

1.2.3 Incorporates the noun-adjective-attribute relationship between elements, elemental function and the associated products and characteristics.

1.2.4 This approach identifies specific products that will support the element at its functional level. However, the classification permits the introduction of additional products necessitated due to higher order requirements, such as but not limited to:

- (1) Asset type
- (2) Asset function
- (3) Asset conditions
- (4) Building code requirements

1.3 The classification seeks to define a larger universe of attributes, products, and characteristics that may define its functional use and life cycle cost.

1.4 The classification also provides a logical database structure for the implementation of related Real Property Management applications and business processes such as:

- (1) Building Information Modeling (BIM) Technologies
- (2) Smart Building Technologies
- (3) Sustainability
- (4) Computerized Maintenance Management Systems (CMMS)
- (5) Facility Asset Management Systems
- (6) Property Condition Assessment
- (7) Real Property Development
- (8) Project Management Systems
- (9) Cost Planning, Estimating, and Control Procedures

1.5 Use of the classification provides a consistent means for analysis, evaluation, monitoring, and reporting during the life of the asset, from planning through design, construction, operations, maintenance, rehabilitation, and disposal.

1.6 The values stated in inch-pound units are to be regarded as standard. No other units of measurement are included in this standard.

1.7 *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

E833 Terminology of Building Economics

E917 Practice for Measuring Life-Cycle Costs of Buildings and Building Systems

E1334 Practice for Rating the Serviceability of a Building or Building-Related Facility (Withdrawn 2013)³

¹ This classification is under the jurisdiction of ASTM Committee **E06** on Performance of Buildings and is the direct responsibility of Subcommittee **E06.81** on Building Economics.

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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 The last approved version of this historical standard is referenced on www.astm.org.