

INDUSTRIAL BUILDINGS: STANDARD METHODS OF MEASUREMENT



Developed by:
Building Owners and Managers
Association (BOMA) International
Society of Industrial and
Office Realtors®



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Supplementary Charts (Global Summary of Areas)

The Supplementary Charts are provided as a separate file intended to be printed on tabloid-sized paper. They contain no additional information but, because they present charts that are split onto separate pages in this document, they offer the user a better comprehension of their functionality.

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The American National Standards Institute does not develop standards and will in no circumstances give an interpretation of any American National Standard. Interpretations of *Industrial Buildings: Standard Methods of Measurement – ANSI/BOMA Z65.2-2012* may be obtained through the “Floor Measurement Standards Interpretations” in the QuickLink section on the BOMA International website home page at www.boma.org. Interpretations are provided by BOMA Recognized Floor Measurement Standards Interpreters. No person shall have the right or authority to issue an interpretation of this American National Standard in the name of the American National Standards Institute nor in the name of BOMA International except BOMA Recognized Floor Measurement Standards Interpreters.

BOMA does not have on-staff technical expertise to respond to individual floor measurement inquiries. If you have questions relating to a situation not addressed directly by the available guidance, BOMA recommends that you follow an approach using ‘best judgment’ derived from the guidance in print. Any modifications to or deviations from the methodologies described in this standard, often referred to as “Modified BOMA”, are not in compliance with this Standard.

It is imperative that all measurements be fully documented. One of the hallmarks of superior property and facility management is good documentation of floor areas that provides accurate, reliable, and verifiable rentable area calculations.

READER NOTE: This document is intended for distribution in an electronic format. Text that is underlined indicates a term that is defined in the definitions section or an illustration, and also provides a convenient hyperlink to them. Whenever defined terms or illustrations are encountered in the text, those definitions or illustrations should be referred to along with the text.

For readers who prefer to use a printed version of this standard, BOMA recommends binding the two parts, text and illustrations, separately so that they can be viewed side-by-side. Alternatively, the text may be read in printed form and the illustrations viewed electronically where the viewer can enlarge them for increased resolution of details.

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INTRODUCTION

This standard had its origins in the March, 1993 publication *AIR Industrial Building Standards*, published by the American Industrial Real Estate Association (AIR). In 1999, the AIR Board of Directors authorized use of the original document by BOMA and SIOR as a foundation of the *BOMA Standard Method for Measuring Floor Areas in Industrial Buildings*, which was published by BOMA and SIOR in March, 2001. In March of 2009, the standard was re-named *Industrial Buildings: Standard Methods of Measurement* and re-published with minor editorial changes as an American National Standard ANSI/BOMA Z65.2-2009.

The methods and terminology that were used in the Industrial Standard were closely integrated with the 1996 BOMA Office Standard. In fact, where multiple tenants were involved, the Industrial Standard directly referenced ANSI/BOMA Z65.1-1996, the 1996 BOMA Office Standard, for a method to allocate common areas to tenants.

The 1996 BOMA Office Standard was superseded by the 2010 BOMA Office Standard, [ANSI/BOMA Z65.1-2010](#), which incorporates many substantive changes in both terminology and methodology. In addition, the 2010 BOMA Office Standard incorporates dramatically expanded definitions of terms (with discussion) and expanded illustrations that include color to increase comprehension.

The primary reason for updating the Industrial Standard was to make it compatible with the 2010 BOMA Office Standard, severing the link with the old 1996 version. The changes fell into seven general categories:

- Terminology & definitions
- Illustrations
- Methodology
- Organization and graphic format
- Incorporate a [campus \(industrial plant\)](#) methodology
- Address [flex-type](#) development in a consistent manner
- Minor corrections

In general, the methods in this standard are unchanged except where they incorporate the methods of the 2010 BOMA Office Standard, Method A (Legacy method). Method B of the 2010 BOMA Office Standard (the Single Load Factor Method) is not supported for use in conjunction with this standard.

SECTION 1: SCOPE, APPLICATION AND USE

Scope

A standard's purpose is:

- To permit communication and computation on a clear and understandable basis among all participants in the commercial real estate industry
- To foster consistent, unambiguous measurement of rentable areas
- To allow comparison of values on the basis of a generally agreed upon method of measurement.

This Standard may be used to measure space in both existing and new industrial buildings occupied by single or multiple occupants. It is intended to measure only buildings, not other site improvements such as sidewalks, storage lots, surface parking, landscaped areas, drainage structures or other non-building features.

BOMA International and SIOR urge their members and other professionals in the industrial real estate industry to use the "Standard" to measure industrial space. The Standard is designed to be helpful when allocating expenses to various cost centers, for comparing occupancy, and for benchmarking.

Application and Use

It is not uncommon for an area calculated from floor plans to differ from the area measured on site. It is also not uncommon for a site measurement and calculation by one party to differ from the same measurement and calculation by another party. The calculation for an area, resulting from site measurement by the building owner or manager, is deemed accurate if a re-measurement gives a result with a variance of two percent (2%) or less. If the variance is greater than two percent (2%), BOMA International and SIOR recommend that an unbiased, professional third party be sought to assist in resolving the matter.

BOMA recommends that when the occupancy of a building has fifty-one percent (51%) or more area devoted to offices the building owner/manager should utilize The BOMA Office Standard, ANSI/BOMA Z65.1-2010. When the occupancy of the building is fifty-one percent (51%) or more dominated by non-office users (including ground floor retail) that the Industrial Standard should be utilized. In buildings that are designed as flex space, where the mix of occupancy might change often among industrial, office and retail uses, BOMA recommends application of this Industrial Standard regardless of the current mix of occupancies.