

GROSS AREAS OF A BUILDING: STANDARD METHODS OF MEASUREMENT



Building Owners and Managers
Association (BOMA) International

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INTRODUCTION

Floor measurements for buildings are an integral part of any management or ownership regimen. Floor measurement standards provide those involved in the real estate industry with the ability to communicate and compute on a clear and generally uniform basis. Another contribution of a standard is that it allows the comparison of values on the basis of a generally agreed upon method of measurement. *Gross Areas of a Building: Standard Methods of Measurement (ANSI/BOMA Z65.3-2009)* is intended to address the content of this standard's title.

Over the past few years, the requests made to BOMA for floor measurement standards for other forms of occupancy including industrial, retail, multi-residential, mixed-use, and campus-style facilities have increased significantly. Further, the real estate industry has witnessed, over the past decade, the increased mixing the types of building occupancy for the purpose of enhancing their usefulness to tenants, their appeal to the community, and their value to the owner. As a result of this colliding of building occupancies, there is a greater need today for more comprehensive floor measurement standards for all types.

The development of new floor measurement standards by the Building Owners and Managers Association International (BOMA) and industry partners who ally themselves with this effort promises to provide to the real estate industry measurement benchmarks for all types of facilities. The recent initiation of work on these standards, the first of which is the *Gross Areas of a Building: Standard Methods of Measurement (ANSI/BOMA Z65.3-2009)*, will advance not only the common understanding of how facilities can and should be measured but will also promises to be a very innovative and value-added initiative in the real estate industry.

Real estate professionals universally are familiar with BOMA's *Standard Method for Measuring Floor Area in Office Buildings*, most recently updated in 2009 and retitled *Office Buildings: Standard Methods of Measurement (ANSI/BOMA Z65.1-2010)*. This longstanding, marquee publication of BOMA has provided the basis for leases and other management purposes since 1915, and it has been revised 9 times with revisions being made to keep pace with building design and leasing trends. The acceptance and use of this standard by the real estate industry signifies the trust that the industry has placed in BOMA's shepherding the development of floor measurement standards, hence, BOMA's role in their development.

BOMA extends appreciation to its Standard Method of Floor Measurement Committee and its Gross Area Measurement Task Force for developing this standard. Appreciation is particularly extended to William Tracy, AIA, the task force chair, for his dedication and contributions in bringing *Gross Areas of a Building: Standard Methods of Measurement* to reality.



SECTION 1: SCOPE

These methods are intended for application to buildings containing all types of occupancies, including office, retail, industrial, single and multi-unit residential, hospitality, entertainment, and institutional buildings, both private and public. They can be applied to both new and existing buildings containing single or multiple stories that are either owner occupied or leased to one or multiple tenants. They are not intended for application to site improvements other than buildings.

These measures of gross area not only serve the interests of property owners and managers but also, because they are succinctly defined, may appeal to others like facility managers, brokers, appraisers, assessors, lenders, insurers, developers, construction and design professionals, and others who need an unequivocal, direct measure of the physical size of a building.