

MULTI-UNIT RESIDENTIAL BUILDINGS: STANDARD METHODS OF MEASUREMENT



Developed by:
Building Owners and Managers
Association (BOMA) International
Institute of Real Estate Management
National Association of Home Builders
National Multi Housing Council®



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*An American National Standard
Approved June 7, 2010 by American National Standards Institute, Inc.
Secretariat
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ACKNOWLEDGEMENTS

This document was developed by:

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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. *Multi-Unit Residential Buildings: Standard Methods of Measurement (2010)* is intended to address these objectives.

Over the past few years, the requests for floor measurement standards for all forms of occupancy including office, industrial, retail, multi-unit residential, mixed-use, and campus-style facilities have increased significantly. Furthermore, over the past decade the real estate industry has witnessed the increased mixing of 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 of occupancies.

The development of new floor measurement standards promises to provide the real estate industry with a key measurement benchmark. The recent work to develop *Multi-Unit Residential Buildings: Standard Methods of Measurement (2010)* will advance not only the common understanding of how multi-unit residential buildings can and should be measured but will also be a very innovative and value-added initiative in the real estate industry. The cutting-edge concepts and definitions that it includes will be used by each organization involved in the development of this standard as the basis for future floor measurement standard development.

While additional questions may arise and further guidance materials may need to be developed, the Developers of this standard believe that it is a sound document that will meet the needs of architects, space planners, interior designers, engineers, building owners and managers, facility owners and managers, leasing professionals, asset managers, appraisers, and others concerned with the measurement of multi-unit residential buildings.

SECTION 1: SCOPE, APPLICATION AND USE

Scope

This standard is intended for measurement of floor areas in new and existing multi-unit residential buildings containing 4 or more living units including not only rental apartments but also residential condominiums, cooperatives, and other types of common interest communities where required or permitted by their declarations and/or local statutes. This standard does not address single unit homes, duplex or triplex residential buildings, townhomes, row houses or cluster houses.

Application and Use

This standard is intended to measure floor area only and does not address volume measurements. It also does not perform allocations of any common areas to the areas of living units or storage units.

This standard is not intended for application to occupancies other than multi-unit residential buildings, such as retail, office, or industrial buildings. To measure buildings containing these other occupancies, the use of other appropriate measurement standards listed in the appendix is suggested. In mixed-use buildings containing multi-unit residential occupancy, this standard may be applied to the portion of the building containing such occupancy.

This standard is intended for use in measurement of individual units as well as for the aggregate area of the building. Further, it provides a method by which floor area is classified for all multi-unit residential buildings.

These measures of area not only serve the interests of property owners, tenants, shareholders, and managers in different circumstances, but also, because they are succinctly defined, may appeal to others such as realtors, appraisers, assessors, lenders, insurers, design professionals, builders and contractors, and others who need an unequivocal, direct measure of the physical size of the floor area of a multi-unit residential building and the units therein.