



Floor Area Measurement Best Practices #10

Abnormally Thick Exterior Walls

Applicable to: BOMA 2010 Office Standard (ANSI/BOMA Z65.1-2010)

BOMA Gross Area Standard (ANSI/BOMA Z65.3-2009)

Approved: 12-Jun-2014

Introduction The Floor Measurement Standards Committee of BOMA International has approved this Best Practice to provide guidance in addition to that included in the BOMA 2010 Office Standard. This Best Practice does not modify the BOMA 2010 Office Standard published as ANSI/BOMA Z65.1-2010 but may be considered for inclusion in future updates of that publication. The provisions in section of the Legal Notice page of ANSI/BOMA Z65.1-2010 are included herein by reference.

Question: *Do abnormally thick exterior enclosing walls, such as the thick masonry walls found in some historic buildings, alter the measurement of any floor areas under the BOMA 2010 Office Standard or the BOMA Gross Area Standard?*

Answer: No. The rules for locating the IGA Boundary, the Measure Line and the Building Perimeter are specified in the BOMA measurement standards and do not change when the exterior enclosing wall of a building are abnormally large. There is no reference within BOMA Standards for dealing with abnormally thick enclosing walls or columns.

Building enclosing walls and columns are encroachments that are considered in the measurement of Plannable Area under other standards such as the Standard Practice for Building Floor Area Measurements for Facility Management (ASTM W 1836) published by the International Facility Managers Association.

Citations: *Gross Area of a Building: Standard Methods of Measurement ANSI/BOMA Z65.3-2009, Definitions of Exterior Gross Area, Measure Line, Construction Gross Area and Building Perimeter.*

Office Buildings: Standard Methods of Measurement ANSI/BOMA Z65.1-2010, Section 1A & definitions of Interior Gross Area and IGA Boundary.

A Unified Approach for Measuring Office Space for Use in Facility and Property Management published by BOMA International.

Standard Practice for Building Floor Area Measurements for Facility Management (ASTM W 1836) published by the International Facility Managers Association.

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