



# Floor Area Measurement Best Practices #11

## Sidewalks

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

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:** *Can sidewalks be considered to be External Circulation area?*

**Answer:** Sidewalks are not defined under the BOMA 2010 Office Standard but are considered to be public, unenclosed paved areas used by pedestrians at ground level adjacent to the exterior enclosure of a building. They may be covered or uncovered.

Sidewalks are usually not included in the Interior Gross Area (IGA) of the adjacent building. If a sidewalk has sufficient pedestrian traffic, it may constitute a Public Pedestrian Thoroughfare that affects the location of the IGA Boundary on that side of the building at that floor level. It is not uncommon for a sidewalk to provide the only access to a tenant area at the ground level, or to be used by a ground level tenant for display of goods or restaurant seating. These are not factors that are considered when determining where to establish the IGA Boundary of the office Building.

When a sidewalk is intended only for access to ground level tenants and is not used by other pedestrians who are merely passing by, then it may be classified as External Circulation so long as all the requirements are met under the definition of External Circulation in the BOMA 2010 Office Standard.

**Citations:** Office Buildings: Standard Methods of Measurement ANSI/BOMA Z65.1-2010, definitions of Interior Gross Area, Public Pedestrian Thoroughfare and External Circulation, Sections 5 and 6.

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