



Floor Area Measurement Best Practices #12

Base Building Circulation

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

Approved: dd-Mmm-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: *Should the Base Building Circulation boundary line be the same on all floors of a building?*

Answer: Not necessarily. The purpose of Base Building Circulation (BBC) in ANSI/BOMA Z65.1-2010 Method B is to establish a minimum access and egress path on a floor by floor basis. The minimum path will vary according to the unique base building architecture of each floor. Since it is common for office buildings to have several floors with the same base building architecture, it is expected that BBC will be the same on those floors. Conversely, BBC may vary on floors with a unique base building design. For example, when BBC is interrupted by a significant structural element such as an atrium (void), the BBC will have to be adjusted to circumvent the void area.

BBC is not necessarily established by utilizing an actual, existing corridor configuration as a basis, since in most cases the existing corridor will not be designed with the minimum path required for access and egress. However, it is common practice to select the corridor configuration with the minimum path on a typical floor and then apply it to all floors with the same base building architecture.

Citations: *Office Buildings: Standard Methods of Measurement ANSI/BOMA Z65.1-2010, Sections 5 (Definitions)*
Office Buildings: Standard Methods of Measurement ANSI/BOMA Z65.1-2010, Section 6.5 (Measurement Concepts)

Contributed by: McDonnell, American Building Calculations