



Floor Area Measurement Best Practices #15

Elevator Lobby on a Single Tenant Floor

Applicable to:

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

Approved: 30-July-2015

Introduction The Floor Measurement Standards Committee of BOMA International has approved this Best Practice to provide clarification and guidance with respect to the BOMA Standard(s) disclosed herein. This Best Practice does not modify any of the BOMA publications but may be considered for inclusion in future updates.

Question: *The BOMA 2010 Office Standard suggests that an elevator lobby is classified as occupant area on a single occupant floor. Does this apply to service elevator lobbies and secured elevator lobbies as well?*

Answer: The definitions provided in the Standard suggest that an elevator lobby will be classified as either occupant area, base building circulation (Method B only), floor service area, or building service area.

The Standard provides specific direction on classifying elevator lobbies for full floor occupants under the definition of occupant area. The discussion section describes full floor occupants as having *“effective use of the elevator lobby and any areas that would be required for corridors on multiple occupant floors so those areas are included in occupant area for full floor occupants under Method A ... However, when using Method B (single load factor), the occupant area does NOT include base building circulation even though a full floor occupant generally has exclusive use and control of that area.”* These concepts are supported through Illustrations 11.5 and 12.3. The general conclusion of this discussion is that on a single occupant floor, elevator lobbies are part of occupant area in Method A and are part of base building circulation in Method B.

However, even on a single tenant floor, certain elevator lobbies are more appropriately classified as service areas (a portion of a specific floor/building that provides services that enable occupants to work on the floor/building). If the area cannot be exclusively controlled by the full floor occupant it is a floor service area or building service area. Examples may include a service or freight elevator lobby or other secured lobby that is primarily accessed by building engineers and other building maintenance personnel. Another type of elevator lobby that would be classified as a service area is one that provides a life safety function as required by code, such as an area of refuge. Even on a single tenant floor, these elevator lobbies should generally be classified as floor service area or building service area, not occupant area or base building circulation.

Citations: *BOMA 2010 Office Standard (ANSI/BOMA Z65.1-2010)*

Contributed by: Mitch Luehring, Gensler