



Floor Area Measurement Best Practices #16

Choosing Between Method A and Method B

Applicable to: 2010 BOMA Office Floor Area Measurement Standards

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: **When should I choose Method A or Method B?**

Answer: Either method A or method B can be used for a building at the discretion of the property owner or manager but must be used throughout the entire building uniformly. It can be beneficial when choosing between the two methods to calculate both and compare how a particular building is affected by each standard before deciding which method to use.

Method A is also called the "Legacy Method" in the standard because it most closely matches the preceding BOMA Office standards. Method A provides a unique load factor for each floor. Method A is more familiar to many in the industry. Since method A does not have base building circulation, floors with a single whole floor tenant typically see smaller load factors.

Method B offers a single load factor for the entire building. This can simplify dealing with a property and comparing occupant areas on different floors since, once calculated, there is only one load factor for the entire building. Floor levels with many tenants on that level and large corridors can realize smaller load factors with method B due to extended circulation being allocated directly to occupants rather than being allocated through the load factor. Also in buildings with a floor or floors that have a problematically high load factor, a method B measurement will distribute that floor's load building wide.

Method A	Method B
<ul style="list-style-type: none">• Market Familiarity.• Typically lower load factors for whole floor occupants.	<ul style="list-style-type: none">• Simplicity of a consistent load factor.• Possibly lower load factors for small floor plates with many tenants.

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