



Floor Area Measurement Best Practices #17

Exterior Gross Area (EGA) & Gross Building Area (GBA)

Applicable to: BOMA 1996 Office Standard (ANSI/BOMA Z65.1-1996)

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

Approved: 13-August-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: *Are there any differences between Exterior Gross Area (EGA) in the BOMA 2009 Gross Area Standard and Gross Building Area (GBA) in the BOMA 1996 Office Standard?*

Answer: Both Exterior Gross Area (EGA) and Gross Building Area (GBA) may be an appropriate method to calculate the leasable area for a single occupant building, however, each area includes and excludes different space types. Many of the space types below were not included or defined in the BOMA 1996 Office Standard but have been defined in the BOMA 2009 Gross and BOMA 2010 Office Standards.

Although certain space types are not specifically defined the BOMA 1996 Office Standard, the “Standard is intended to measure space that is fully enclosed”¹. Therefore these space types can be classified by their definition of enclosure.

Please refer to the Space Type Chart below:

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Space Type	BOMA 2009 Gross Area Standard		BOMA 1996 Office Standard	
	Exterior Gross Area (EGA)		Gross Building Area (GBA)	
	Include	Exclude	Include	Exclude
Balcony		X		X
Basement	X		X	
Colonnade		X		X
Connector (enclosed)*	X		X	
Connector (covered only)		X		X
Crawl Space		X		X
Deck		X		X
External Circulation	X			X
Floor	X		X	
Interstitial Space		X		X
Major Vertical Penetrations	X		X	
Mezzanine, Temporary		X		X
Mezzanine, Permanent	X		X	
Mezzanine, Unclassified*	X		X	
Occupant Void	X		X	
Occupant Storage	X		X	
Parking, structured	X			X
Parking, on-grade		X		X
Penthouse	X		X	
Plaza		X		X
Restricted Headroom*	X		X	
Roof		X		X
Roof Terrace		X		X
Site Improvements		X		X
Unexcavated Space		X		X
Vault Space*	X		X	
Voids		X	X	

Note: Space marked with asterisk (*) shall be disclosed

Citations:

BOMA 2009 Gross Standard ANSI/BOMA Z65.3.2009, Space Type Chart Page 6

BOMA 1996 Office Standard ANSI/BOMA Z65.1-1996

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

¹*Answers to 26 Key Questions about the ANSI/BOMA Standard of Measuring Floor Area in Office Buildings (Question 9)*



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