



Floor Area Measurement Best Practices #18

Decorative or Structural Protrusions

Applicable to: BOMA GROSS AREAS STANDARD (ANSI/BOMA Z65.3-2009)

Approved: 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: *Using the BOMA Gross Area Standard, it's not always obvious which protrusions on the building perimeter are decorative or structural. Does BOMA have any guidelines in determining this?*

Answer: It is important to verify if protrusions are decorative or structural when establishing the building perimeter for the purposes of calculating the Construction Gross Area and the Exterior Gross Area. However, the BOMA Gross Areas Standard does not provide any guidelines for determining this. In most cases, a thorough visual inspection of the building's architectural characteristics will provide enough evidence to make an accurate assumption. If you are unable to determine whether a protrusion is decorative or structural, it is advisable to review the original architectural or construction documents and, if necessary, consult with an architect or structural engineer for a definitive answer.

Citations: BOMA Gross Areas Standard (ANSI/BOMA Z65.3-2009)

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