



Floor Area Measurement Best Practices #19

Exterior Door Setbacks & Recessed Entry

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: *What if the “Recessed Entry” or “Door Setback” is more than one floor or one story high, are the areas included within the Interior Gross Area (IGA)?*

Answer: No, they must be fully within the floor level immediately above.

Discussion: The following excerpts from the BOMA 2010 Office Standard defend the exclusion of “Exterior Door Setbacks” that are more than one floor or story in height.

Door Setback (discussion page 21): Exterior door setbacks must be fully within the perimeter line of the roof or floor level immediately above. Refer also to Section 6.2 of Measurement Concepts.

Exception:

If the “Recessed Entry” or “Door Setback” is within the “Enclosure Limit”, then the areas would be included as a part of the Interior Gross Area of the building.

Citations: *BOMA 2010 Office Standard ANSI/BOMA Z65.1.2010, Discussion Page 21 & Measurement Concepts 6.2*

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