



Floor Area Measurement Best Practices #22

Sky Lobbies and Elevator Transfer Corridors

Applicable to: 2010 BOMA Office Floor Area Measurement Standards

Approved: February 25, 2016

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: **How should Sky Lobbies or Elevator Transfer Corridors be measured?**

Answer: Some high-rise buildings utilize express elevators with intermediate lobby floors where passengers transfer to local elevators before arriving at their destination floor level.

Sky Lobbies, local elevator machine rooms, and elevator transfer corridors are a part of the building infrastructure that enables the building to exist in its configuration as a high-rise. They are similar to any other auxiliary lobbies commonly allocated to building service area. As such it is recommended that sky lobbies and elevator transfer corridors be classified as building service area.

Citation: SECTION 5: DEFINITIONS:

"Building Service Area - a portion of a building that provides services that enable occupants to work in the building.

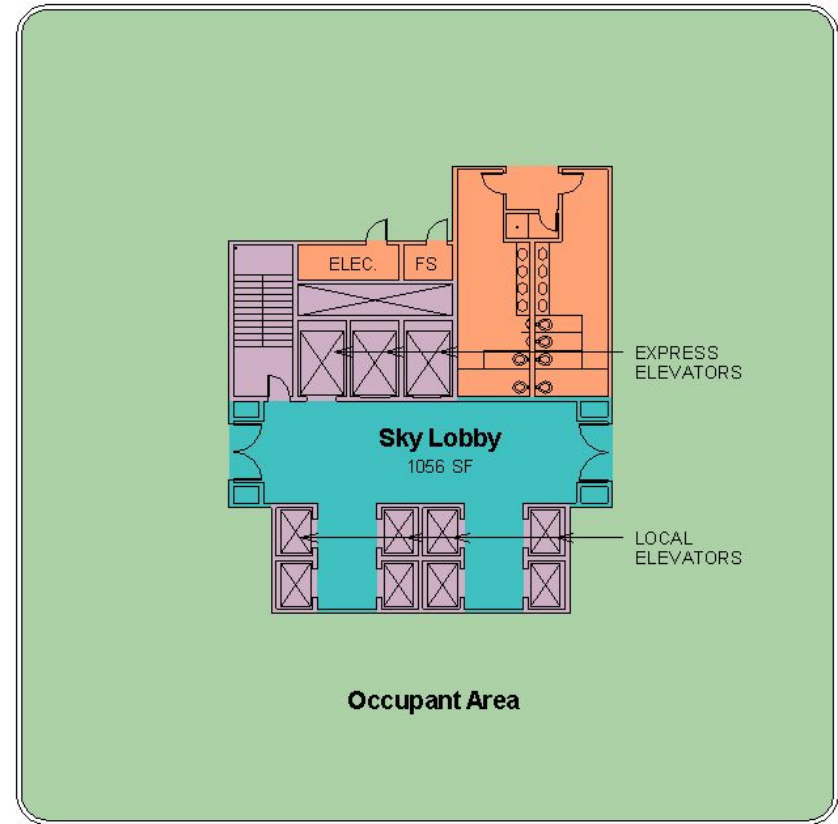
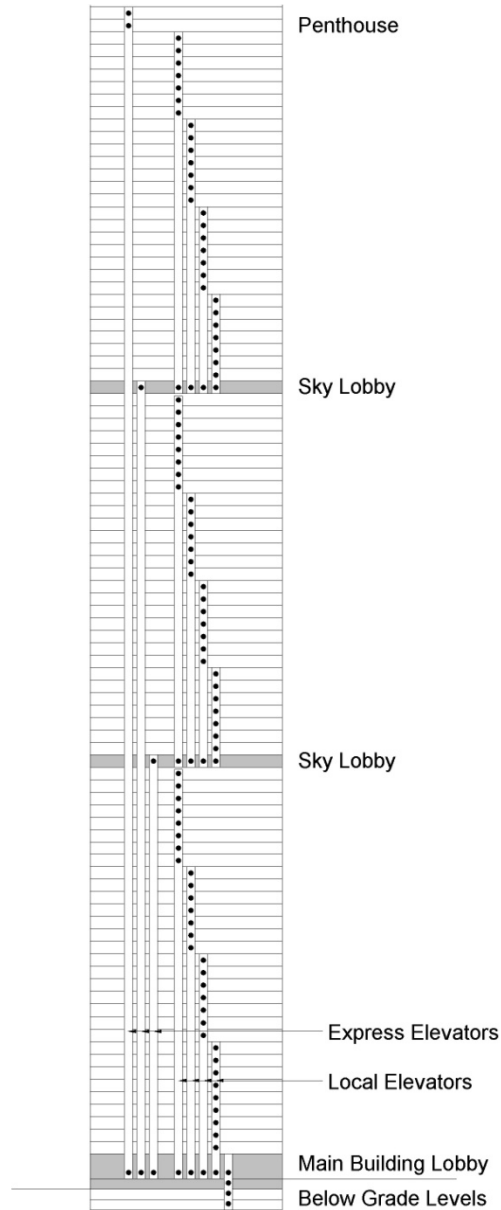
Discussion: These areas include, but are not limited to the following areas that serve the entire building:

- main and auxiliary lobbies

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See illustrations on next page.

Illustrations:



KEY:

- Building Service Area
- Floor Service Area
- Major Vertical Penetration
- Occupant Area