



## Floor Area Measurement Best Practice #5

### Market Load Factor

Applicable to: BOMA 2010 Office Standard (ANSI/BOMA Z65.1–2010)

Approved: 04-Feb-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** Can the load factor that is calculated in the BOMA Global Summary of Areas spreadsheet (load factor A or load factor B, if using Method B) be arbitrarily increased to bring it up to the “Market Factor”?
- Answer** No. Under the BOMA 2010 Office Standard the load factor A (or load factor B if using Method B) cannot be increased to a value higher than the load factor calculated on the BOMA Global Summary of Areas spreadsheet to match a desired market factor for a building or for any floor in a building. When a market load factor comparable to load factor A or load factor B is used in the Global Summary of Area spreadsheet, the lesser of the market load factor and load factor A, (or load factor B if using Method B) is the capped load factor. Capped load factors are calculated on a floor-by-floor basis and **may not exceed** load factor A or load factor B for any given floor.
- The value of the market load factor should be keyed into in the Global Summary of Areas spreadsheet at the top of Column R in Method A (or at the top of Column M if using Method B). Any changes to the formulas in the shaded portions of the BOMA Global Summary of Areas spreadsheet will result in rentable areas that do not conform to the requirements of the BOMA 2010 Office Standard.
- Support** **BOMA 2010 Office Standard ANSI/BOMA Z65.1-2010**  
Section 4: Measurement Methods, **Optional Adjustment**; capped load factor & establishment of a market load factor.  
Section 5: Definitions and discussion of market load factor, load factor A, load factor B and capped load factor
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