



Floor Area Measurement Best Practices #14

Measurement Methodology and Source

Applicable to: All current BOMA Standards

Approved: February 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: *Do the BOMA Standards require or recommend any specific methodology for measurements? For example, should measurements always originate from CAD files, or is paper OK? Should measurements always be field verified or is it OK to use existing drawings?*

Answer: No. The BOMA Standards do not recommend any specific measurement methodology or data source to be used as a basis for BOMA area calculations. However, the various standards do not ignore the issue entirely either.

The BOMA Office Standard (ANSI/BOMA Z65.1-2010) and BOMA Industrial Standard (ANSI/BOMA Z65.2—2012) do state the following two paragraphs:

1. It is imperative that all measurements be fully documented. One of the hallmarks of superior property and facility management is good documentation of floor areas that provides accurate, reliable, and verifiable rentable area calculations.

2. It is common for a floor area calculated from the building plans (paper plans or CAD) to differ from the floor area measured on site using field measurements. (The Industrial Standard does not contain the words “paper plans or CAD” in parenthesis). This paragraph is also included in the BOMA Multi-Res Standard (ANSI/BOMA Z65.4-2010).

Similarly, the BOMA Gross Areas Standard (ANSI/BOMA Z65.3-2009) and the BOMA Retail Standard (ANSI/BOMA Z65.5-2010) contain this line:

It is not uncommon for an area calculated from the building plans to differ from the area measured on site.

In order to obtain accurate floor area measurements according to the BOMA standards, it is advisable to select an experienced and reputable firm that specializes in measuring buildings according to the BOMA standards.

Although the standards do not specifically mandate a methodology or data source, it is always advisable to ensure that the information used as the source for your BOMA area analyses are current and reliable, such as floor plans based on field measurements.



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Citations:

BOMA Office Standard (ANSI/BOMA Z65.1-2010), Section 1B
BOMA Industrial Standard (ANSI/BOMA Z65.2—2012), Section 1
BOMA Multi-Res Standard (ANSI/BOMA Z65.4-2010), Section 2
BOMA Gross Areas Standard (ANSI/BOMA Z65.3-2009), Section 2: Preface
BOMA Retail Standard (ANSI/BOMA Z65.5-2010), Introduction

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