



Floor Area Measurement Best Practice #4

Common Area Allocation to Retail Tenants

Applicable to: BOMA Retail Standard (ANSI/BOMA Z65.5–2012) and
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 Are common areas apportioned to the Gross Leasable Area of retail tenants?

Answer The short answer is “no”.

Gross Leasable Area (GLA) is a space classification used to measure floor area in retail buildings and is defined in the BOMA Retail Standard (ANSI/BOMA Z65.5-2012). Under the BOMA Retail Standard common areas are not factored into a tenant’s Gross Leasable Area because it is normal for operating expenses for common areas to be apportioned between tenants based upon their GLA. This is different than the case in office buildings.

BOMA “store area” was defined in the previous BOMA Standard published in 1996 and intended for application only in office buildings and not in retail buildings. Store area is leased based upon its rentable area, which includes an allocation of common areas by application of an R/U ratio. Store area was omitted from the BOMA 2010 Office Standard.

Under the 2010 Office Standard (ANSI/BOMA Z65.1-2010) a retail tenant is deemed to be an occupant. Occupant area is leased based upon its rentable area, which includes an allocation of service and amenity areas by application of a load factor.

Support **BOMA Retail Standard ANSI/BOMA Z65.5-2012**
Section 1: Scope and “Retail Building Types” in Definitions section

BOMA 2010 Office Standard ANSI/BOMA Z65.1 - 2010
Section 1B: Application and Use

ANSWERS TO 26 KEY QUESTIONS ABOUT THE 1996 ANSI/BOMA STANDARD METHOD OF MEASURING FLOOR AREA IN OFFICE BUILDINGS, Question #25 “Does the Standard provide for the measurement of warehouse or industrial space? Does it cover a shopping center or strip mall?”

The Standard is intended to apply specifically to the measurement of office buildings. A method for measuring Store Area in office buildings is contained in the Standard. No provision is currently made for measuring any other types of buildings.

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