

BUILDING AREAS

METHODS OF MEASUREMENT

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1. GENERAL

1.01 This section defines building areas and establishes uniform methods of measurement.

1.02 The information in this section was previously included in Section 760-800-150. Whenever this section is reissued, the reason(s) for reissue will be listed in this paragraph.

2. BUILDING AREA

2.01 The building area consists of the sum of areas of all floors of the building, measured to the nearest inch from the exterior faces of the exterior walls, or from the center line of common walls separating buildings. This includes basements, cable vaults, balconies, mezzanines, intermediate floored tiers, penthouses, and other spaces having a 6-foot minimum ceiling height.

2.02 Open roofed-over areas that are paved, porches, covered walkways, carports, and similar spaces shall be included at one-half their calculated area.

2.03 Do not include roof overhangs, unroofed terraces, or such exterior items as chimneys, steps, pipe trenches, cable pits, etc.

3. GROSS AREA

3.01 The gross area of a building is used for establishing overall administrative house service and building repair expense data.

3.02 The gross area consists of the sum of areas of all floors of the building measured to the nearest inch from the inside finished surface of the exterior enclosing walls. This measurement includes basements, cable vaults, balconies, mezzanines, intermediate floored tiers, penthouses, and other spaces having a 6-foot minimum ceiling height.

3.03 The gross area in basements should include the area of cable vaults, storage rooms, enclosed hoists, etc, which extends beyond the walls of the building that are roofed over and have access from inside the building.

3.04 No deductions should be made for partitions, inside walls, columns, pilasters, elevators, or other internal shafts, stairways, inside fire towers, and smokestacks. In underground buildings, the area within roofed-over vent shafts should be included in the gross area.

3.05 Do not include roof area, whether usable or not, outside fire escapes, outside basement stairways, light courts, basement window pits, or similar areas beyond the enclosing walls. In underground buildings, vent shafts that extend beyond the building line or tunnels connecting shafts will not be included.

4. ASSIGNABLE AREA

4.01 The assignable area is that portion of the gross area intended for occupancy, excluding those spaces used in connection with operating and servicing the building (nonassignable area). Permanent partitions or walls separating the assignable area from nonassignable areas will be excluded.

4.02 Where a boundary partition or a section of such a partition separates areas for which the

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house service expense is chargeable to different accounts and geographical areas, measurement should be made to the center line of such partition or wall. This procedure keeps the total assignable area constant on a floor regardless of space rearrangements.

4.03 Interior or supplementary corridors, individual (private) lavatory and toilet rooms located within assignable areas, and mezzanine floors or interior balconies designed for occupancy should be considered as assignable areas.

4.04 Typical assignable spaces are:

- Auditoriums
- Assignment bureau
- Archives
- Cable vaults
- Cafeteria
- Conference and classrooms
- Dining service space
- Dispensing machine room
- Emergency engine room
- Employment office
- Equipment receiving
- Equipment rooms
- Food storage
- Installation room
- Interview room
- Kitchen
- Locker room
- Lounges
- Lunchroom
- Mail room
- Maintenance center

- Medical rooms and quarters
- Offices
- Operator service rooms
- Power and battery rooms
- Projection room
- Public telephone rooms
- Quiet room
- Receiving rooms
- Recreational rooms
- Refrigerator area
- Service observing room
- Smoking rooms
- Storage (occupant's use only)
- Teller's room
- Toilet (see paragraph 4.03)
- Test centers
- Training rooms.

5. NONASSIGNABLE AREA

5.01 The nonassignable area is that portion of the gross area associated with operating and servicing the building and space not intended for occupancy.

5.02 Permanent partitions or walls separating assignable areas from nonassignable spaces are entirely included in the nonassignable area.

5.03 Typical nonassignable spaces are:

- Boiler rooms
- Building telephone terminal room
- Building workshop
- Corridors (see paragraph 4.03)

- Duct shafts
- Entrances
- Elevator lobby and shafts
- Fire towers
- Halls (see paragraph 4.03)
- Heading plant area and associated fuel storage
- House service shaft
- Janitor's closet
- Mechanical and electrical equipment rooms
- Meter rooms
- Pump rooms
- Stairwells
- Service closets
- Service elevator lobby
- Storage (building supplies)
- Toilets (see paragraph 4.03)
- Tool room
- Transformer vaults
- Ventilating or air-conditioning room
- Vertical shafts (light, ventilating, power, etc)
- Vestibule.

6. UNFINISHED AREA

6.01 The unfinished area is that portion of the gross area not completed from the standpoint of lighting, heating, air conditioning, and/or other similar considerations and, therefore, not suitable for storage, telephone equipment, or office quarters, etc.