

APPENDIX 4

DEFINITIONS AND DRAWINGS FOR BUILDING AREAS

This section provides the definitions and architectural drawings for the three categories of Nonassignable Area (Building Service, Circulation, Mechanical); Structural Area; and definitions for Net Usable Area and Nonassignable Area. Definitions and drawings for Gross Area and Assignable Area are included in Chapter 3. Figures 1 and 2 in Chapter 3 also conceptually illustrate all of these major components of building space.

Nonassignable Area

- A. *Definition:* The sum of all areas on all floors of a building not available for assignment to an occupant or for specific use, but necessary for the general operation of a building.
- B. *Basis for Measurement:* Nonassignable Area is computed by physically measuring or scaling measurements from the inside faces of surfaces that form the boundaries of the designated areas. Excludes areas having less than six-foot, six-inch clear ceiling height unless the criteria of a separate structure are met.

Measured in terms of area,

Nonassignable Area = Sum of the Area Designated by the Three Nonassignable Room Use Categories.

- C. *Description:* Included should be space subdivisions of the three nonassignable room use categories--Building Service, Circulation, and Mechanical--that are used to support the building's general operation.
- D. *Limitations:* Deductions should not be made for necessary building columns and projections. Areas defined as assignable should not be included.

Building Service Area

- A. *Definition:* The sum of all areas on all floors of a building used for custodial supplies, sink rooms, janitorial closets, and for public rest rooms. (NOTE: Building Service Area includes all areas previously classified as Custodial Area. Building Service Area also includes public rest rooms that were previously classified as Mechanical Area. Building Service Area does not include assignable areas (e.g., areas classified as 730-Central Storage and 870-Central Supplies are not part of Building Service Area). Figure 22 provides floor plan drawings which graphically illustrate Building Service Area.

- B. *Basis for Measurement:* Building Service Area is computed by physically measuring or scaling measurements from the inside faces of surfaces that form boundaries of the designated areas. Exclude areas having less than a six-foot, six-inch clear ceiling height unless the criteria of a separate structure are met.
- C. *Description:* Included should be janitor closets or similar small cleanup spaces, maintenance material storage areas, trashrooms exclusively devoted to the storage of nonhazardous waste created by the building occupants as a whole, and public toilets.
- D. *Limitations:* Deductions should not be made for necessary building columns and minor projections. Areas defined as central physical plant shop areas, or special purpose storage or maintenance rooms, such as linen closets and housekeeping rooms in residence halls, should not be included. Does not include private rest rooms.

Circulation Area

- A. *Definition:* The sum of all areas on all floors of a building required for physical access to some subdivision of space, whether physically bounded by partitions or not. Figure 23 provides floor plan drawings which graphically illustrate Circulation Area.
- B. *Basis for Measurement:* Circulation Area is computed by physically measuring or scaling measurements from the inside faces of surfaces that form the boundaries of the designated areas. Exclude areas having less than a six-foot, six-inch clear ceiling height unless the criteria of a separate structure are met.
- C. *Description:* Included should be, but is not limited to, public corridors, fire towers, elevator lobbies, tunnels, bridges, and each floor's footprint of elevator shafts, escalators, and stairways. Receiving areas, such as loading docks, should be treated as circulation space. Any part of a loading dock that is not covered is to be excluded from both circulation area and the gross building area. A loading dock which is also used for central storage should be regarded as Assignable Area and coded as central storage (730). Also included are corridors, whether walled or not, provided they are within the outside facelines of the buildings to the extent of the roof drip line.
- D. *Limitations:* Deductions should not be made for necessary building columns and minor projections. When determining corridor areas, only spaces required for public access should be included. Restricted access private circulation aisles used only for circulation within an organizational unit's suite of rooms, auditoria, or other working areas should not be included.

Mechanical Area

- A. *Definition:* The sum of all areas on all floors of a building designed to house mechanical equipment, utility services, and shaft areas. Figure 24 provides floor plan drawings which graphically illustrate Mechanical Area.

- B. *Basis for Measurement:* Mechanical Area is computed by physically measuring or scaling measurements from the inside faces of surfaces that form the boundaries of the designated areas. Exclude areas having less than six-foot, six-inch clear ceiling height unless the criteria of a separate structure are met.
- C. *Description:* Included should be mechanical areas such as central utility plants, boiler rooms, mechanical and electrical equipment rooms, fuel rooms, meter and communications closets, and each floor's footprint of air ducts, pipe shafts, mechanical service shafts, service chutes, and stacks.
- D. *Limitations:* Deductions should not be made for necessary building columns and minor projections. Areas designated as private toilets are not included.

Net Usable Area

- A. *Definition:* The sum of all areas on all floors of a building either assigned to, or available for assignment to, an occupant or specific use, or necessary for the general operation of a building.

- B. *Basis for Measurement:* Net usable area is computed by summing the assignable area and the nonassignable area.

Measured in terms of net usable square feet (NUSF),

$$\text{Net Usable Area} = \text{Assignable Area} + \text{Nonassignable Area.}$$

- C. *Description:* Included should be space subdivisions of the ten assignable major room use categories and the three nonassignable space categories.
- D. *Limitations:* Deductions should not be made for necessary building columns and projections. Areas defined as structural should not be included.

Structural Area

- A. *Definition:* The sum of all areas on all floors of a building that cannot be occupied or put to use because of structural building features. Figure 25 provides floor plan drawings which graphically illustrate Structural Area.

- B. *Basis for Measurement:* Precise computation by direct measurement is not possible under these definitions. It is determined by calculating the difference between the measured Gross Area and the measured Net Usable Area.

Measured in terms of area,

Structural Area = Gross Area - Net Usable Area.

- C. *Description:* Examples of building features normally classified as Structural Area include exterior walls, fire walls, permanent partitions, unusable areas in attics or basements, or comparable portions of a building with ceiling height restrictions, as well as excavated basement areas.