8. Space Standards Measurement (BOMA & IFMA)

There are two basic methods of measuring interior office space, T*he* ASTM E1836-08 Standard Practice for Building Floor Area Measurements for Facility Management (also known as "ASTM", "ASTM/International Facility Management Association (IFMA)" or the "IFMA Standard") and the ANSI/Building Owners Managers Association (BOMA) Z65.1 Standard Method for Measuring Floor Area in Office Buildings (aka"ANSI/BOMA" or the "BOMA Standard").

Currently IFMA and BOMA are working together to clarify the two standards of measurement and introduce a new standard that will be a combination of the two standards (More information on this can be obtained by reading the IFMA Publication "A Unified Approach for Measuring Office Space."

8.1 How to Calculate BOMA Basic Rentable Area

One obtains the basic rentable area by allocating each tenant's "tenant (usable) area" its share of "common area" using the building R/U ratio. Building R/U ratio = "building rentable area" divided by the "floor useable area".

It is the Division of State Facilities intention to adopt this "New standard" calculation.

8.2 How to Calculate ASTM E 1836-08 (IFMA) Plannable Area for use in facility management, space planning and chargeback to occupant units.

Plannable Area is calculated by taking the interior gross area (measured to the dominant portion as defined in the IFMA/BOMA unified approach) minus void areas, major vertical penetrations, service areas and primary circulation. Plannable area includes restricted areas, interior encroachments, occupant void areas, assignable areas and secondary circulation.

Rentable Square Footage

Rentable square footage is charged to tenants in state office buildings that occupy highly secured buildings in which no other tenant agencies utilize building systems and common areas. The square footage is determined using the BOMA Basic Rentable Area.

Tenant Area Square Footage (i.e. IFMA Plannable Area)

Tenant area square footage is charged to tenants in state office buildings that are multi-tenant, or have multiple agencies occupying the building and utilizing the common areas and building systems. The square footage is determined using the ASTM E1836-08 (IFMA) plannable area.

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