

BOMA

Last updated: 09/01/15

The purpose of the BOMA standard of measurement is to provide a consistent, unambiguous measurement methodology to calculate rentable areas for buildings so that the resulting values can be compared easily among real estate professionals. A brief synopsis of some of these standards is included below. Refer to www.BOMA.org for additional information on each standard.

BOMA – Standard Method for Measurement of Office Buildings

BOMA recommends utilizing the Office Building standard in cases where the predominate occupancy is office space along with limited ancillary uses such as retail, parking, occupant storage and the like. This standard is not intended for use in office spaces that are part of a mixed use property but may be applied to portions of mixed use buildings that have office occupancy.

Methods of Measurement

Method A: (Legacy Method) calculates the rentable areas of the building and each of its floor levels using the features of the predecessor standard ANSI/BOMA Z65.1-1996. While many of the terms have changed, in general the methodology is similar except that in the legacy standard the application of the floor rentable/usable ratio to building service areas has been discontinued which results in slightly different rentable areas.

Method B: (Single Load Factor Method) Introduces base building circulation and a revised summary of areas to be redistributed to the rentable area of the building across all floor levels in a manner that produces an identical load factor on all floor levels of the building.

Overview of Measurement

Step 1 – Determine interior gross area of the building and all of its floors

Step 2 – Classify all floor areas into one of the following space classifications

- Major Vertical Penetrations
- Base Building Circulation (used in Method B only)
- Occupant Areas
- Building Amenity Areas (Building Common Area)
- Building Service Areas (Building Common Area)
- Floor Amenity Areas (Floor Common Area)
- Floor Service Areas (Floor Common Area)
- Parking
- Occupant Storage

Step 3 – Determine the boundaries between the different classes of space, whether center of wall or one of the outside faces of the wall

Step 4 – Calculate the areas of each class and category of space and tabulate them using the rentable area calculations for Method A or Method B

Each method utilizes the calculated areas in different ratios to determine the rentable and usable areas for the building. The areas are also used to create a tenant add-on factor for rent rates.

BOMA – Standard Method for Measurement of Industrial Buildings

BOMA recommends utilizing the Industrial Building standard in cases where 51% or more of the area of the total lease/building is occupied by non-office space. In buildings designed as core and shell (or flex space), BOMA recommends application of the Industrial Standard, regardless of the anticipated or current mix of occupancies. The standard also addresses campus conditions and sharing of common areas by multiple industrial buildings.

Methods of Measurement

Method A: (Exterior Enclosure Method) originates from the need to measure fully enclosed industrial buildings that are typically heated/air conditioned. It generally measures a building from the outside surface of the perimeter enclosure.

One Story Building (single floor and mezzanines):

- Single Occupant
- Multiple Occupants

Multiple Story Building:

- Single Occupant
- Multiple Occupants

Method B: (the Drip Line Method) originates from the need in warm climates to measure industrial buildings that generally lack enclosing walls. It measures a building from the drip line of its roof. The simplicity of this method has led to its application to some fully enclosed industrial buildings.

One Story Building (single floor and mezzanines):

- Single Occupant
- Multiple Occupants

Multiple Story Building:

- Single Occupant
- Multiple Occupants

One method should be agreed upon and applied for the entire building and any presentation of areas should clearly state the method utilized.

BOMA – Standard Method for Measurement of Mixed-Use Properties

This standard is intended for application to properties containing two or more use components, including but not limited to office, retail, industrial, single and multi-tenant residential, hospitality, entertainment, civic and institutional buildings. The mixed-use standard utilizes as a reference the other BOMA Standards of Measurement, but explains how to address campus wide common areas in the calculations.

Step 1 – Determine the measure lines and the exterior gross area of each and every floor of the mixed use property using the ANSI/BOMA Z65.3 – 2009 The Gross Areas of a Building Methods of Measurement

Step 2 – Classify all floor areas of the property into the mixed use components

Step 3 – Establish the boundaries of each use component, mixed use common area, and parking component

Step 4 – Calculate the exterior gross areas of each mixed use component

Step 5 – Allocate an undivided interest in the exterior gross area for each mixed use common area to each use component and, if applicable, parking component of the mixed use property