

APPENDIX A

DEFINITIONS OF BUILDING AREAS

A. GENERAL REQUIREMENTS

1. The Project Architect/Engineer shall submit an estimate with the Schematic Design Phase submission, and shall submit calculations with the Design Development Phase and the Construction Document Phase submissions for the project GROSS AREA and ASSIGNABLE AREA in accordance with the following criteria. The Project Architect/Engineer shall design the project so that the assignable to gross square foot ratio for the project exceeds 60% to the maximum extent possible. Refer to FIGURE 1: Conceptual Framework for Analyzing Building Space.

B. GROSS AREA

1. Definition: The sum of all square feet of floor areas within the outside faces of a building's exterior walls. This includes the areas, finished and unfinished, on all floors of an enclosed structure, i.e., within the environmentally controlled envelope, for all stories or areas which have floor surfaces.
2. Basis for Measurement: Gross area is measured from the outside faces of exterior walls, disregarding cornices, pilasters, buttresses, etc., which extend beyond the wall faces. Exclude areas having less than a 6'-6" clear ceiling height.

Measured in terms of gross square feet (GSF),

$$\text{Gross Area} = \text{Net Usable Area} + \text{Structural Space.}$$

3. Description: In addition to all the internal floored spaces obviously covered above, gross area should include the following, provided they have greater than 6'-6" clear ceiling height and potential usability: excavated basement areas; mezzanines, penthouses and attics; garages; enclosed porches, inner or outer balconies whether walled or not, if they are utilized for operational functions; and corridors whether walled or not, provided they are within the outside face lines of the building, to the extent of the roof drip line. The footprints of stairways, elevator shafts and ducts (examples of building infrastructure) are to be counted as gross area on each floor through which they pass.
4. Limitations: Exclude open areas such as parking lots, playing fields, courts, atriums and light wells, or portions of upper floors eliminated by rooms or lobbies that rise above single-floor ceiling height.
5. Exception: Include top, unroofed floor of parking structures where parking is available. See Source (2) named at the end of this document for additional information about parking structures.

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C. ASSIGNABLE AREA (ASSIGNABLE SQUARE FEET - ASF)

1. Definition: The sum of all areas within the interior walls of rooms on all floors of a building assigned to, or available for assignment to, an occupant or use, excluding unassigned areas. ASF includes auxiliary space and E&G space.
 - a. Education and General (E&G)
 - i. Definition: Space used for teaching, research, or the preservation of knowledge, including the proportional share used for those activities in any building or facility used jointly with auxiliary enterprise, or space that is permanently unassigned. E&G space is supported by state appropriations.
2. Basis for Measurement: Assignable area is measured from the inside faces of surfaces that form the boundaries of the designated areas. Exclude areas having less than a 6'-6" clear ceiling height.

Measured in terms of assignable square feet (ASF),

$$\begin{aligned} \text{Assignable Area} &= \text{Sum of Area Designated by the Ten Assignable Major} \\ &\text{Room Use Categories, OR} \\ &= \text{Gross Area} - \text{Non-assignable Area} - \text{Structural Area.} \end{aligned}$$

3. Description: Included should be space subdivisions of the ten major room use categories for assignable space - classrooms, labs, offices, study facilities, special use, general use, support, health care, residential and unclassified - that are used to accomplish the institution's mission.
4. Limitations: Deductions should not be made for necessary building columns and projections. Areas defined below under E. Building Service Area, F. Circulation Area, G. Mechanical Area, and I. Structural Areas should not be included.

D. NON-ASSIGNABLE AREA (INCLUDES ITEMS E. BUILDING SERVICE AREA, F. CIRCULATION AREA AND G. MECHANICAL AREA.)

1. 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.
2. Basis for Measurement: Non-assignable Area is measured from the inside faces of surfaces that form the boundaries of the designated areas, and excludes areas having less than 6'-6" clear ceiling height.

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Measured in terms of area,

Non-assignable Area = Sum of the Area Designated by Three Non-assignable Room Use Categories.

3. Description: Included should be space subdivisions of the three non-assignable room use categories - building service, circulation and mechanical - that are used to support the building's general operation.
4. Limitations: Deductions should not be made for necessary building columns and projections. Areas defined as assignable should not be included.

E. BUILDING SERVICE AREA

1. 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. Building Service Area does not include assignable areas.
2. Basis for Measurement: Building service area is computed by measuring from the inside faces of surfaces that form boundaries of the designated areas. Exclude areas having less than 6'-6" clear ceiling height.
3. Description: Included should be janitor closets or similarly small cleanup spaces, maintenance material storage areas, trash rooms exclusively devoted to the storage of nonhazardous waste created by the building occupants as a whole, and public toilets.
4. 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, are Assignable Areas and should not be included. It does not include private toilets.

F. CIRCULATION AREA

1. 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.
2. Basis for Measurement: Circulation area is computed by measuring from the inside faces of surfaces that form the boundaries of the designated areas. Exclude areas having less than 6'-6" clear ceiling height.
3. Description: Included should be, but is not limited to, public corridors, fire towers, elevator lobbies, tunnels, bridges and each floor's footprint of elevator

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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. Also included are corridors, whether walled or not, provided they are within the outside face-lines of the buildings to the extent of the roof drop line.

4. 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.

G. MECHANICAL AREA

1. Definition: The sum of all areas on all floors of a building designed to house mechanical equipment, utility services and shaft areas.
2. Basis for Measurement: Mechanical area is measured from the inside faces of surfaces that form the boundaries of the designated areas. Exclude areas having less than 6'-6" clear ceiling height.
3. 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.
4. Limitations: Deductions should not be made for necessary building columns and projections. Areas designated as private toilets are not included.

H. NET USABLE AREA

1. 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.
2. Basis for Measurement: Net usable area is computed by summing the assignable area and the non-assignable area.

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

$$\underline{\text{Net Usable Area} = \text{Assignable Area} + \text{Non-assignable Area.}}$$

3. Description: Included should be space subdivisions of the ten assignable major room use categories and the three non-assignable space categories.

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4. Limitations: Deductions should not be made for necessary building columns and projections. Areas defined as structural should not be included.

I. STRUCTURAL AREA

1. 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.
2. Basis for Measurement: Structural area should be construed to mean that portion of the gross area which cannot be occupied or put to use because of the presence of structural features of the building. It is determined by calculating the difference between the measured gross area and the measured net usable area.

Measured in Terms of area,

$$\text{Structural Area} = \text{Gross Area} - \text{Net Usable Area.}$$

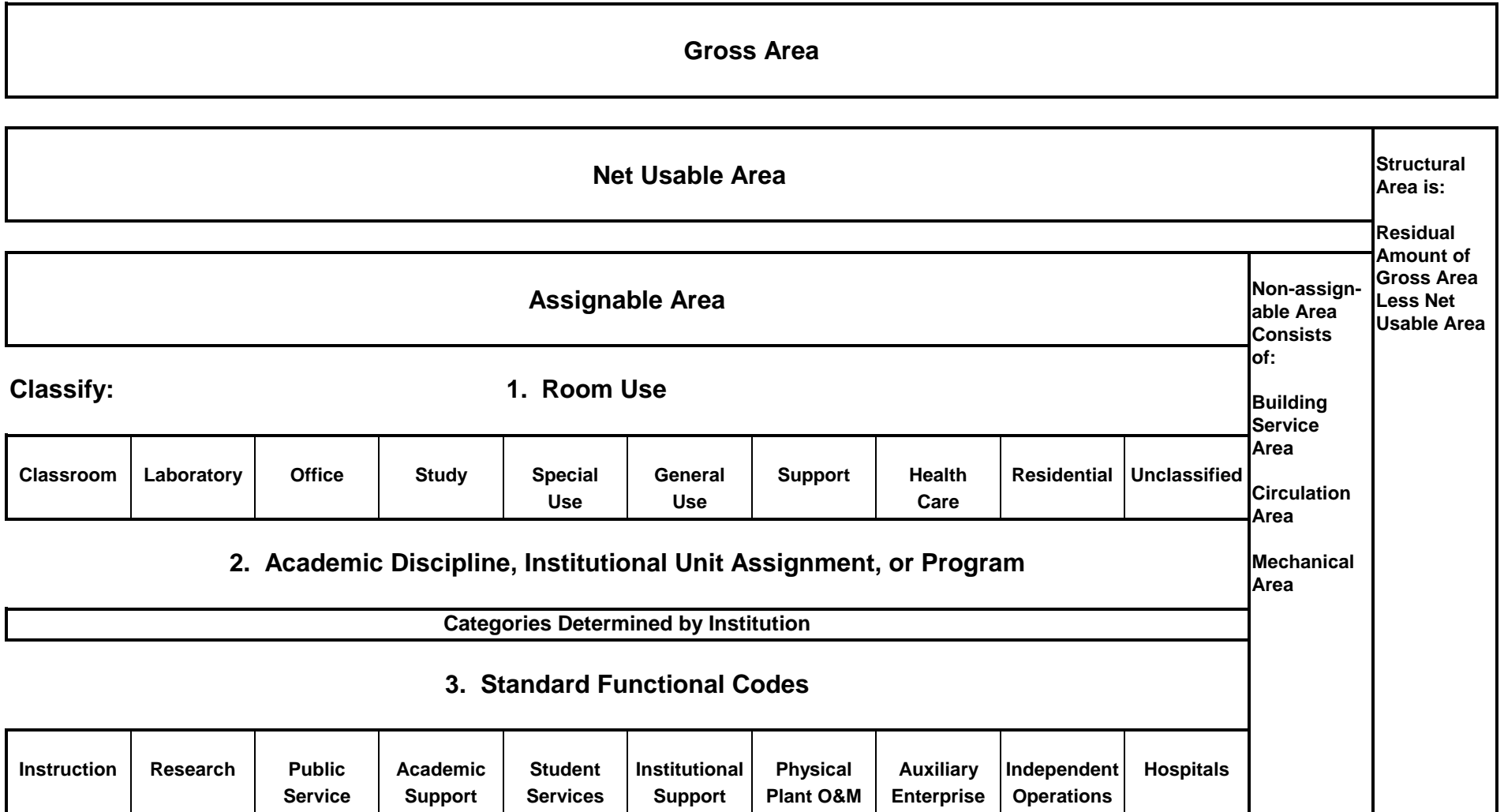
3. Description: Examples of building features normally classified as structural areas include exterior walls, fire walls, permanent partitions, unusable areas in attics or basements, or comparable portions of a building with ceiling height restrictions, as well as unexcavated basement areas.

Sources:

- (1) Texas Administrative Code
Title 19: Education
Part 1: Texas Higher Education Coordinating Board
Chapter 17: Resource Planning
Subchapter A: General Provisions
Rule: §17.3 Definitions
- (2) Postsecondary Education Facilities Inventory and Classification Manual, U. S. Department of Education, Office of Educational Research and Improvement, NCES 92-165, November 1992.
- (3) Texas Higher Education Facilities Inventory Procedures Manual 1983, Coordinating Board, Texas College and University System.

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FIGURE 1: Conceptual Framework for Analyzing Building Space



The University Of Texas System
Office Of Facilities Planning And Construction
OWNER’S DESIGN GUIDELINES

Revision Log
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Rev. Date	Remarks
	Revisions prior to 3/1/11 are not recorded in this log