

# STANDARD METHOD OF MEASURING BUILDING AREAS

## 1. GROSS BUILDING AREA

The total enclosed and unenclosed area of the building at all building floor levels measured between the normal OUTSIDE face of any enclosing walls, balustrades and supports.

Unit of Measurement: Square Metres (m<sup>2</sup>).

## 2. GROSS FLOOR AREAS

The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined below.

Unit of Measurement: Square Metre (m<sup>2</sup>).

### 2a Fully Enclosed Covered Area

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal INSIDE face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls, Interstitial spaces and the like which extend through the storey being computed.

Unit of Measurement: Square Metres (m<sup>2</sup>)

### 2b Unenclosed Covered Area

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the U.C.A. excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. U.C.A. shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.

Unit of Measurement: Square Metres (m<sup>2</sup>).

### 3. USABLE FLOOR AREA

The sum of the floor areas measured at floor level from the general inside face of walls of all interior spaces related to the primary function of the building. This will normally be computed by calculating the 'Fully Enclosed Covered Area' (F.E.C.A.) and deducting all of the following areas supplementary to the primary function of the building:

#### Deductions

a) Common Use Areas

All floored areas in the building for circulation and standard facilities provided for the common use of occupiers, tenants and/or the public such as lobbies and fire escapes, verandahs and balconies, corridors and passages, toilet and rest rooms areas, cloak and locker areas, cleaner's rooms including stores and cupboards, tea making and similar amenities areas.

b) Service Areas

All areas set aside for building plant supplying services and facilities common to the building for the use of occupants, tenants and/or public, such as mechanical plant and equipment rooms, electrical equipment and switchrooms, tank rooms, lift motor rooms, meter cupboards, telecommunication switchrooms, refuse collection areas, loading bays and all car parks including access ways thereto.

However, some ancillary areas should be included such as plant rooms housing equipment directly used in the department and workshops.

c) Non-habitable Areas

All non-habitable building space such as that occupied by internal columns and other structural supports, internal walls and permanent partitions, lift shafts, service ducts and the like.

Unit of Measurement: Square Metres (m<sup>2</sup>).

These are extracts of NPWC standard method of measurement of building areas with an addition from Australian Universities Commission.