AACE INTERNATIONAL
RECOMMENDED PRACTICE
13S-90
RECOMMENDED METHOD FOR DETERMINING BUILDING AREA
SAMPLE
AACE International Recommended Practice No. 13S-90

RECOMMENDED METHOD FOR DETERMINING BUILDING AREA
TCM Framework: 7.3 – Cost Estimating and Budgeting

Prepared by the AACE Institutional/Industrial/Commercial Cost Estimating Subcommittee

This recommended practice was originally proposed in November 1986 as a proposed standard method for determining area of health care facilities. After publication and receipt of member comments, it was revised and expanded to cover all types of buildings and was republished for further comment in August 1989. Subsequently received comments were of an editorial nature only and did not substantively alter the document. The editorial comments were incorporated and the revised document was formally accepted by the AACE Board of Directors as an AACE standard in June 1990.
The building area of a major building structure is the sum of the areas of the several floors of the building, including basements, mezzanines, intermediate floored tiers, and all penthouses, measured from outside face to outside face of exterior walls or from the center line of common walls separating buildings. This criteria can be applied to any building program.

THE RULES OF MEASUREMENT:

1. Definitions

   a. No deduction in floor area shall be made for openings such as stairs, elevators, service shafts, duct shafts, escalators, and other vertical elements.
   
   b. Those areas such as auditoriums, foyers, gymnasiums, and the like, extending vertically through two or more floors shall be included at one level only, the actual floor level.
   
   c. The crawl space and service tunnels having a floor and clear height of 6 ft (1.83 m) shall be included at their full building area. Crawl spaces and service tunnels having a floor and clear height of less than 6 ft (1.83 m) shall be included at one-half of their building area.
   
   d. Covered floor areas open to the atmosphere such as covered walkways, open roofed-over areas that are paved, porches, exterior balconies, canopies, and similar spaces shall be included at one-half their building area.
   
   e. Slabs, decks, and floors that are not covered by roof or ceiling shall not be included.
   
   f. Interstitial space containing equipment that will otherwise require dedicated floor space, including appropriate maintenance area, shall be included at its full building area. Interstitial space containing only structure and service systems shall not be included.
   
   g. Sloping or stepped floors shall be measured flat on a horizontal plane.
   
   h. Building area does not include exterior unroofed terraces, steps, chimneys, roof overhangs, etc.

2. The Outside Face of Exterior Walls

   The outside of the exterior wall is defined as the outside perimeter line of exterior wall facing at each floor level. No deduction is taken for setbacks at windows, glazing, etc, or increase added for protruding features such as columns, cornices, or exterior bands.

3. The Building Area

   The building area is composed of functional areas. The functional areas are from center line to center line of the enclosing walls except at exterior walls where such measurement is taken to the outside face of the exterior wall. Deductions are not taken for columns, partitions, and projects necessary for the building.

4. The Functional Areas

   The functional areas are typically called "the departments" and are divided into:

   a. functional areas
   
   b. common public areas