

UNIVERSITY
OF MIAMI



UM Area Definitions

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Introduction

This document provides common area definitions. These are based on information from Postsecondary Education Facilities Inventory and Classification Manual (FICM) and amended to align with the University of Miami standards. It is not based on Building Owners and Managers Association (BOMA) standards and definitions.



Gross Square Feet (GSF)


- A. **Definition.** The sum of all areas on all floors of a building included within the outside faces of its exterior walls, including all vertical penetrations, circulation and shaft areas that connect one floor to another. Exterior covered spaces are also included.
- B. **Basis for Measurement.** GSF is computed by physically measuring from the outside faces of exterior walls, disregarding cornices, pilasters, buttresses, etc., that extend beyond the wall faces, excluding areas having less than a 3-foot clear ceiling height.

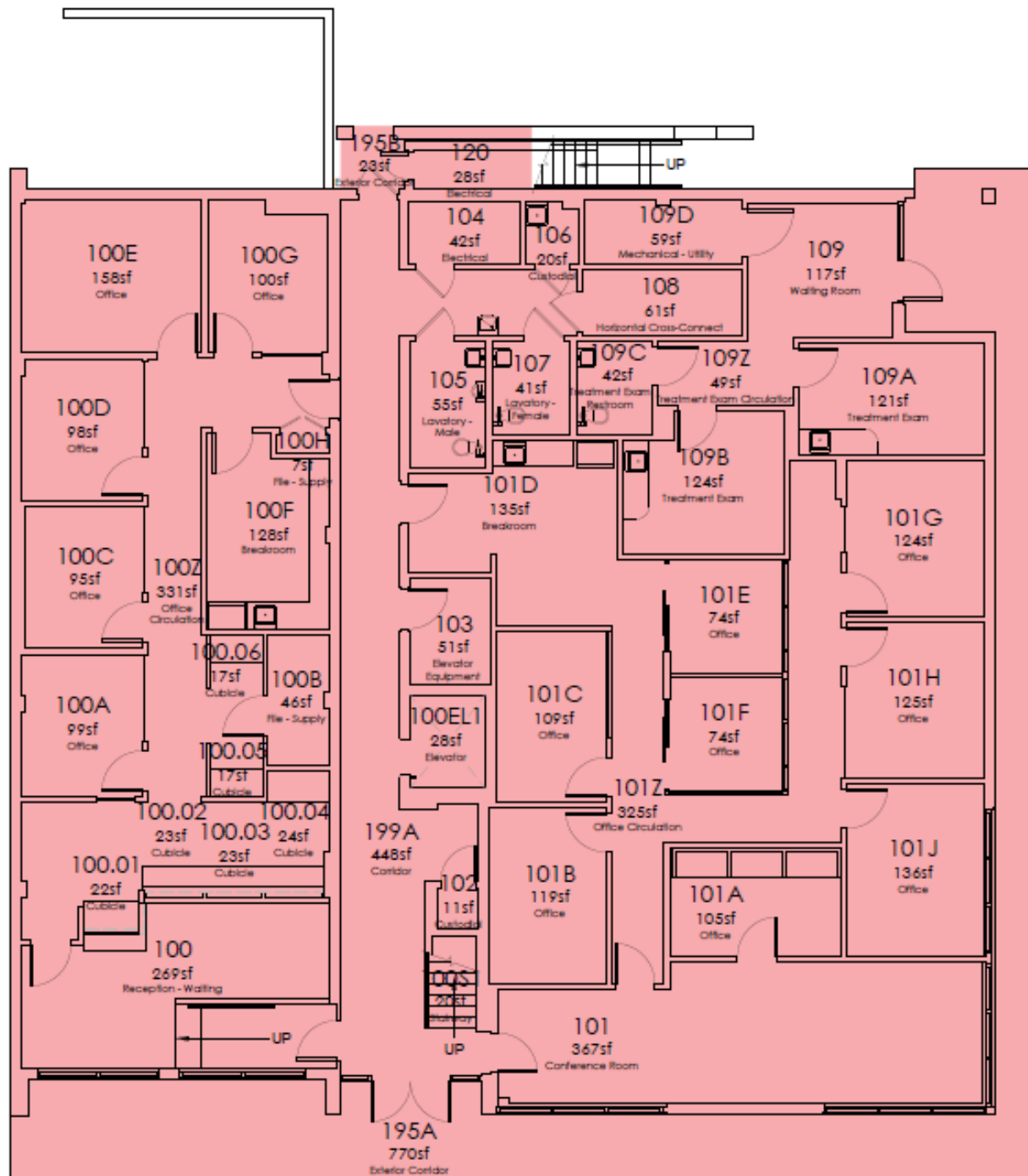
$$GSF = \text{Net Square Feet} + \text{Building Structure}$$

- C. **Additional Information.** In addition to the areas defined above, GSF should include the following: excavated basement areas; interstitial space (i.e., mechanical floor or walkways), mezzanines, penthouses, and attics; garages; covered porches, whether walled or not; inner or outer balconies to the extent of a drip line from a roof or balcony immediately above, whether walled or not, if they are utilized for operational functions; and corridors or walkways, whether walled or not, provided they are either within the outside face lines of the building to the extent of the roof drip line or, if covered, to the extent of their cover's drip line. The footprints of stairways, elevator shafts, and vertical duct shafts are to be counted as gross area on each floor through which they pass.
- D. **Limitations.** Exclude open areas such as parking lots, playing fields, pools, courts, light wells, and portions of upper floors eliminated by spaces or lobbies that rise above single-floor ceiling height. Exclude unexcavated basement areas.
- E. **Exception.** Include top, unroofed floor of parking structures where parking is available.



Gross Square Feet (GSF) Illustration

 Gross Square Feet (GSF)





Net Square Feet (NSF)

- A. **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.
- B. **Basis for Measurement.** NSF is computed by summing the Assignable Square Feet (ASF) and the Non-Assignable Square Feet (NASF).

$$NSF = Assignable Square Feet + Non-Assignable Square Feet$$

- C. **Additional Information.** Included should be space subdivisions of the 10 Assignable major space categories and the 3 Non-Assignable space categories.

Assignable Categories:

- Classroom Facilities
- General Use Facilities
- Health Care Facilities
- Laboratory Facilities
- Office Facilities
- Residential Facilities
- Special Use Facilities
- Study Facilities
- Support Facilities
- Unclassified Facilities

Non-Assignable Categories:

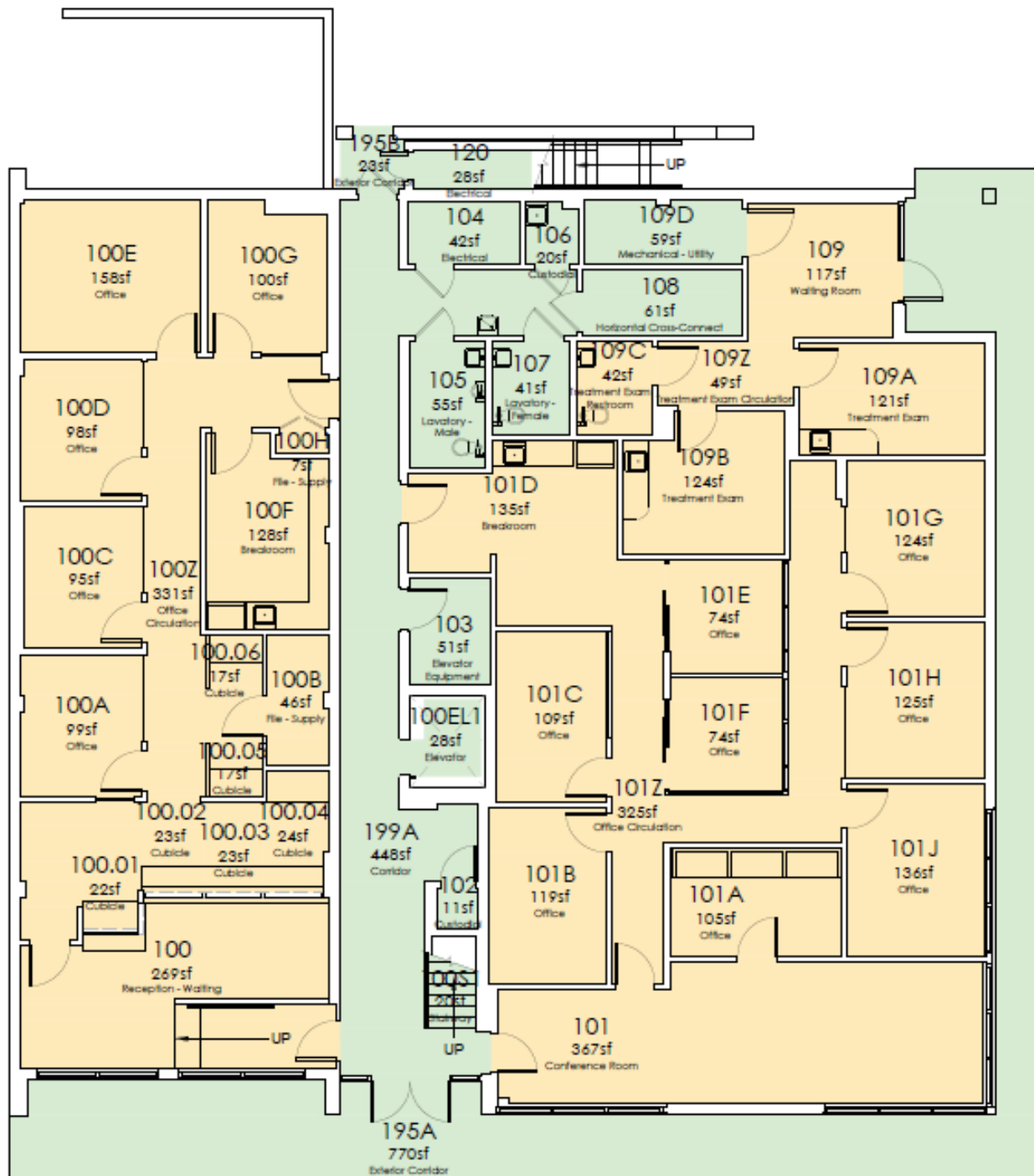
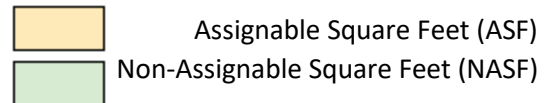
- Building Service
- Circulation
- Infrastructure

- D. **Limitations.** Deductions should not be made for necessary building columns and projections. These small areas are excluded as they represent an insignificant percentage of the total area of an average-sized space. Capturing their area would be a burden to the University relative to the very small contribution they would make toward precision. Areas defined as structural should not be included.



Net Square Feet (NSF) Illustration

Net Square Feet (NSF)





Assignable Square Feet (ASF)

- A. **Definition.** The sum of all areas on all floors of a building assigned to, or available for assignment to an occupant or specific use.
- B. **Basis for Measurement.** ASF is computed by physically measuring from the inside faces of surfaces that form the boundaries of the designated areas. Exclude areas having less than a 3-foot clear ceiling height.

ASF = Sum of Areas Designated by the 10 Assignable Major Space Categories

- C. **Additional Information.** Included should be space subdivisions of the 10 major space categories for assignable space:
- Classroom Facilities
 - General Use Facilities
 - Health Care Facilities
 - Laboratory Facilities
 - Office Facilities
 - Residential Facilities
 - Special Use Facilities
 - Study Facilities
 - Support Facilities
 - Unclassified Facilities
- D. **Limitations.** Deductions should not be made for necessary building columns in the middle of a space. Soffits above and casework are also not deducted. These small areas are excluded as they represent an insignificant percentage of the total area of an average-sized space. Capturing their area would be a burden to the University relative to the very small contribution they would make toward precision. Areas defined as building service, circulation, mechanical, fall under the Non-Assignable Square Feet. Columns that engage a wall are deducted.





Non-Assignable Square Feet (NASF)

- A. **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.
- B. **Basis for Measurement.** NSF is computed by physically measuring from the inside faces of surfaces that form the boundaries of the designated areas. Exclude areas having less than 3-foot clear ceiling height.

NASF = Sum of the Areas Designated as the Three Non-Assignable Space Categories

- C. **Additional Information.** Included should be space subdivisions of the 3 Non-Assignable Square Feet space categories, that are used to support the building's general operation:
- Building Service
 - Circulation
 - Infrastructure
- D. **Limitations.** Deductions should not be made for necessary building columns in the middle of a space. Soffits above and casework are also not deducted. These small areas are excluded as they represent an insignificant percentage of the total area of an average-sized space. Capturing their area would be a burden to the University relative to the very small contribution they would make toward precision. Areas defined as the 10 major space categories for Assignable space are not included. Columns that engage a wall are deducted.

