

Definitions

Building

A roofed structure attached to a foundation that is serviced by a utility (exclusive of lighting) and is a source of maintenance and repair activities.

Gross Area of a Building

The sum of floor areas of a building included within the exterior walls for all stories or areas that house floor surfaces including attics, basements, sub-basements, penthouses, mechanical rooms, etc.

Assignable Area of a Building

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 space. This is also referred to as net-assignable square feet (NASF). NASF is determined by room type and room use categories.

Unassignable Area of a Building

The sum of space within a building not assigned to directly support programs Building Service Areas: Spaces used for the protection, care, and maintenance of a building

Circulation Area: Non-assignable hallway space, including elevators and stairways

Mechanical Area: The portion of the gross area of a building designed to house mechanical equipment, utility services, and shaft areas.

Inactive Area: Space in a building that once was assignable but is permanently no longer in use.

Shell Space: Unfinished space designed to be converted into usable space at a later date.

Net Usable Area of a Building

The sum of assignable area and non-assignable area

E&G Net Assignable Square Feet

Net assignable area which is used for academic instruction, research, and support of an institution's mission. It does not include auxiliary enterprise space or space that is permanently unassigned. This is also referred to as E&G NASF.

Adapted from the *Facilities Inventory Classification and Procedures Manual – 2011*
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