

ASSOCIATION OF GENERAL PLANT
ADMINISTRATORS OF UNIVERSITIES
AND COLLEGES (AGPA)
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DEFINITIVE TERMS

1. Gross Area

Gross area is determined in accordance with the following guidelines from Publication 1435 of the National Academy of Sciences, National Research Council ("Classification of Building Areas," Federal Construction Council Technical Report No. 50).

1.1 Definition

"Gross area" is construed to mean the sum of floor areas included within the outside faces of exterior walls for all stories, or areas, having floor surfaces.

1.2 Basis for Measurement

Gross area should be computed by measuring from the outside face of exterior walls, disregarding such extensions as cornices, pilasters, and buttresses.

1.3 Description

In addition to ground-to-top-story internal floored spaces covered in 1.1 above, gross area should include basements (except unexcavated portions), attics, garages, enclosed porches, penthouses and mechanical equipment floors, lobbies, mezzanines, functional balconies - inside or outside - and corridors, provided they are within the outside face line of the building. Roofed loading or shipping platforms should be included whether within or outside the exterior face line of the building.

1.4 Limitations

Open courts and light wells, or portions of upper floors eliminated by rooms or lobbies rising above single-floor ceiling height, should not be included in the gross area, nor should unenclosed roofed-over areas or floored surfaces with less than six feet, six inches clear head room be included unless they can be designated and used as either net assignable, mechanical, circulation, or custodial areas.