

THE AMERICAN INSTITUTE OF ARCHITECTS



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THE ARCHITECTURAL AREA AND VOLUME OF BUILDINGS

*Establishing Definitions for the Architectural
Area and Architectural Volume of Buildings*

ARCHITECTURAL AREA OF BUILDINGS

The ARCHITECTURAL AREA of a building is the sum of the areas of the several floors of the building, including basements, mezzanine and intermediate floored tiers and penthouses of headroom height, measured from the exterior faces of exterior walls or from the centerline of walls separating buildings. Discretion is advised in calculating areas of interstitial space.

- Covered walkways, open roofed-over areas that are paved, porches and similar spaces shall have the architectural area multiplied by an area factor of 0.50.
- The architectural area does not include such features as pipe trenches, exterior terraces or steps, chimneys, roof overhangs, etc.

ARCHITECTURAL VOLUME OF BUILDINGS

The ARCHITECTURAL VOLUME (cube or cubage) of a building is the sum of the products of the areas defined above (using the area of a single story for multistory portions having the same area on each floor) and the height from the underside of the lowest floor construction system to the average height of the surface of the finished roof above for the various parts of the building.