

THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document D101

THE ARCHITECTURAL AREA AND VOLUME OF BUILDINGS

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

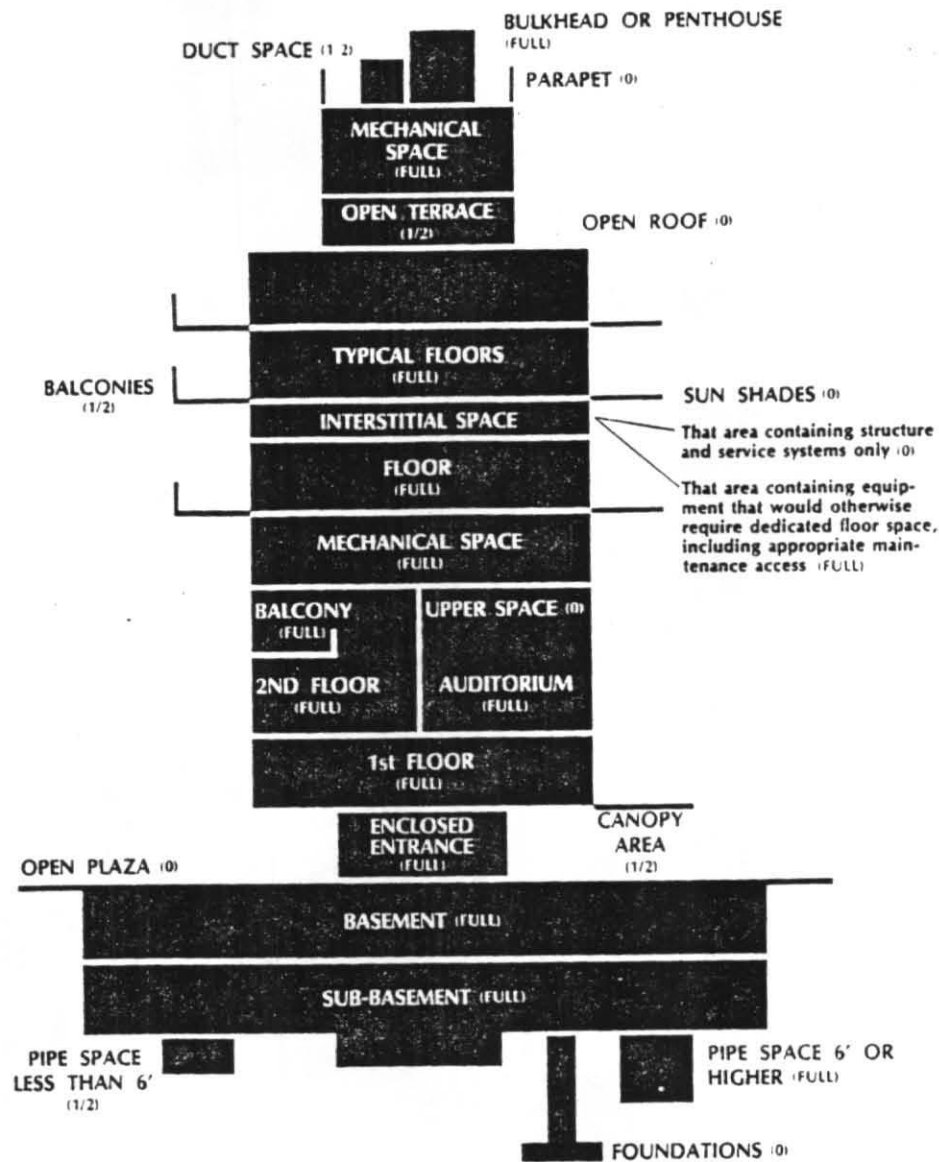
ARCHITECTURAL AREA OF BUILDINGS

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.



AREA DIAGRAM

AIA STANDARD NET ASSIGNABLE AREA

The STANDARD NET ASSIGNABLE AREA is that portion of the area which is available for assignment or rental to an occupant, including every type of space usable by the occupant.

The Standard Net Assignable Area should be measured from the predominant inside finish of permanent outer walls to the office side of corridors or permanent partitions and from center line of adjacent assigned spaces. Where there are interior spaces surrounded by corridors, measurement shall be from the inside face of enclosing walls. Included should be space subdivisions for occupant use; i.e., offices, file rooms, office storage rooms, etc. Deductions should not be made for columns and projections necessary to the building or for partitions subdividing space.

NOTE: There are two variations of the Net Area which may be useful:

(1) Single Occupant Net Assignable Area includes the space from the inside finish of exterior walls to the office side of permanent partitions and including toilets. The Single Occupant Net Assignable Area is different from the Standard Net Assignable Area by the addition of corridors and toilets, but excludes elevator shafts, elevator lobbies, stair enclosures, mechanical equipment rooms and electrical closets.

(2) Store Net Assignable Areas are from the exterior front face of the building or store front line through to the exterior rear face of the building and from center line to center line of walls between adjacent spaces.