

Understanding BOMA Measurement Standards

The purpose of this two-hour course is to gain a basic understanding of BOMA Standards and Calculations and the importance of applying the correct standard to each different type of building. Many people do not realize there are actually 6 BOMA Standards, 1 ANSI Standard for Residential, and several International Property Measurement Standards for measuring and calculating the area/s of a building for leasing purposes. The BOMA Office Standard is the oldest and most well known in the commercial real estate industry, but it's use is limited to office buildings only and it was dramatically changed with the 2017 update. We will briefly go in to each of the Measurement Standards and the main differences between them, delving in to the correct terminology and division of space within a building.

This information is invaluable to Commercial Real Estate Professionals since every property is bought, sold, leased and taxed based on its square footage. Did you know that the numbers for each of these purposes may be different? We will talk about why they may be different and the class participants will leave with a better understanding of what it means to say, "based on BOMA Standards" in your legal documents. The goal is to leave with a **basic understanding** of which standard to apply in each situation, how and why those measurements and calculations are done.

- I. Overview of BOMA/ANSI Standards and which one to use for your purpose. This includes the proper terminology to be used for each type of building and how areas of the building are identified, documented and used to properly and fairly divide the space.
 - a. Standard for Office Buildings (ANSI/BOMA Z65.1-2017)
 - b. Standard for Industrial Buildings (ANSI/BOMA 65.2-2012) New Standard expected 2019
 - c. Standard for Retail Buildings (ANSI/BOMA Z65.5-2010)
 - d. Standard for Mixed Use Properties (ANSI/BOMA Z65.6-2012)
 - e. Standard for Multi-Unit Residential Properties (ANSI/BOMA Z65.6-2012)
 - f. Standard for Gross Area of a Building (ANSI/BOMA Z65.3-2018)
- II. Different scenarios will be discussed and calculation methods that may be used in each scenario. (multi-vs-single tenant, mixed use properties, what is a mezzanine and can I count it?, etc.)
 - a. How do I get the most use and rentable/leasable square footage from my building?
 - b. Which standard should I use?
 - c. My building was built for one purpose but it is now being used as another. (Industrial revamped in to Retail, Retail to Office, etc.)
 - d. Add-on Factors and when they may be used.
- III. It's all so confusing!
 - a. The instructor is a member of the BOMA Measurement Standards Committee and works to help write and illustrate the standards. We will have open discussion of exactly what it is that stumps you and how and where to get answers.

Class participants will leave with material that identifies each of the BOMA Standard Methods of Measurement and the basic meaning and terminology associated with that standard, a Chart of all Building types and which standard to apply to each and web site links to go to get your questions answered or buy your own set of Standards.