PART 1 - GENERAL

1.01 OVERVIEW

A. The A/E shall submit an estimate for the project’s Gross Area and Assignable Area with the Schematic Design Phase submission and shall submit calculations with the Design Development Phase and the Construction Document Phase submissions, in accordance with criteria described within this Design Guideline Element.

B. The A/E shall design the Project so that the assignable to gross square foot ratio for the Project exceeds 0.60 to the extent possible, in accordance with the Texas Administrative Code, Title 19, Education. Where the following specialized space is predominant in the Project, the ratios of assignable square footage to gross square footage shall be as follows:

1. Office space; 0.65 or greater
2. Clinical, diagnostic support laboratories, technical research buildings: 0.50 or greater

PART 2 - DESIGN CRITERIA

2.01 GROSS AREA

A. Definition:

1. The sum of floor areas of a building including the exterior walls for all floor levels or areas that house floor surfaces including attics, basements, sub-basements, penthouses, mechanical rooms, etc., including floor penetration areas, however insignificant, such as circulation and shaft areas that connect one floor to another.

B. Basis for measurement:

1. Gross Area is computed by physically measuring or scaling measurements from the outside faces of exterior walls, disregarding cornices, pilasters, buttresses, etc., which extend beyond the wall faces.

2. Gross Area is measured to the nearest whole foot.

C. Description:

1. In addition to internal floored spaces, Gross Area should include the following, provided they have greater than six-foot six-inch clear ceiling height and potential usability:

   a. Excavated basement areas.
   
   b. Mezzanines.

   c. Garages.
d. Enclosed porches, inner or outer balconies whether walled or not, if they are utilized for operational functions.

e. Corridors whether walled or not, provided they are within the outside face lines of the building, to the extent of the roof drip line.

f. Footprints of stairways, elevator shafts and ducts (examples of building infrastructure) are to be counted as Gross Area on each floor through which they pass.

2. Gross Area does not include:

a. Open, unroofed courts even if surrounded by the building; parking lots; playing fields; light wells, or portions of an upper floor eliminated by rooms or lobbies that rise above single-floor ceiling height.

b. Areas having less than a six-foot six-inch clear headroom or areas with lower ceilings that are usable for storage or other purposes.

2.02 STRUCTURAL AREA

A. Definition:

1. Sum of all areas on all floors of a building that cannot be occupied or put to use because of structural building features.

B. Basis for measurement:

1. It is determined by calculating the difference between the measured Gross Area and the measured Net Usable Area.

2. Measured in terms of area:


C. Description:

1. Examples of building features normally classified as Structural Areas include exterior walls, fire walls, permanent partitions, unusable areas in attics or basements, or comparable portions of a building with ceiling height restrictions, as well as unexcavated basement areas.

2.03 NET USEABLE AREA (NUSF)

A. Definition:

1. Represents the Gross Area minus the Structural Area. The sum of Assignable Area and Nonassignable Area.

B. Basis for measurement:
1. Net Usable Area is computed by summing the Assignable Areas and the Nonassignable Area.

2. Measured in terms of net usable square feet (NUSF):
   a. Net Usable Area = Assignable Area + Nonassignable Area.

C. Description:
   1. Net Usable Area should include space subdivisions of the ten assignable major room use categories and the three nonassignable space categories.

D. Limitations:
   1. Deductions should not be made for necessary building columns and projections.
   2. Areas defined as structural should not be included.

### 2.04 ASSIGNABLE AREA (ASSIGNABLE SQUARE-FEET – ASF)

A. Definition:
   1. 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).

B. Basis for measurement:
   1. Assignable Area is measured from the inside faces of surfaces that form the boundaries of the designated areas. Exclude areas having less than a six-foot six-inch clear ceiling height.
   2. Measured in terms of assignable square feet (ASF):
      a. Assignable Area = Sum of Area Designated by the Ten Assignable Major Room Use Categories = Gross Area – Nonassignable Area – Structural Area.

C. Description:
   1. Assignable Area should include space subdivisions of the ten major room use categories for assignable space – classrooms, labs, offices, study facilities, special use, general use, support, health care, residential and unassigned Area that are used to accomplish the institution’s mission.

D. Limitations:
   1. Deductions should not be made for necessary building columns and projections. Areas defined below under Building Service Area, Circulation Area, Mechanical Area, and Structural Areas should not be included.
2.05 NONASSIGNABLE AREA

A. Definition:

1. Unassignable area of a building which is the sum of space within a building not assigned to directly support programs. Includes the Building Service Area, Circulation Area, and Mechanical Area.

B. Basis for measurement:

1. Nonassignable area is measured from the inside faces of surfaces that form the boundaries of the designated areas. Excludes areas having less than six-foot six-inch clear ceiling height.

2. Measured in terms of area:

   a. Nonassignable Area = Sum of the Area Designated by Three Nonassignable Room Use Categories.

C. Description:

1. Nonassignable Area should include space subdivisions of the three nonassignable room use categories – building service, circulation mechanical that are used to support the building’s general operation.

D. Limitations:

1. Deductions should not be made for necessary building columns and projections. Areas defined as assignable should not be included.

2.06 BUILDING SERVICE AREA

A. Definition:

1. Space used for the protection, care, and maintenance of a building, including restrooms that are accessible to the public.

B. Basis for measurement:

1. Building Service Area is computed by measuring from the inside faces of surfaces that form boundaries of the designated areas. Exclude areas having less than six-foot six-inch clear ceiling height.

C. Description:

1. Building Service Area should include janitor closets or similarly small cleanup spaces, maintenance material storage areas, trash rooms exclusively devoted to the storage of non-hazardous waste created by the building occupants as a whole.

D. Limitations:
1. Deductions should not be made for necessary building columns and minor projections. Areas defined as central physical plant shop areas, or special purpose storage or maintenance rooms, such as linen closets and housekeeping rooms in residence halls, are Assignable Areas and should not be included. Does not include private toilets.

2.07 CIRCULATION AREA

A. Definition:

1. Non-assignable hallway or stairwell space.

B. Basis for measurement:

1. Circulation Area is computed by measuring from the inside faces of surfaces that form the boundaries of the designated areas. Exclude areas having less than six-foot six-inch clear ceiling height.

C. Description:

1. Circulation Area should include, but not be limited to, public corridors, fire towers, elevator lobbies, tunnels, bridges and each floor’s footprint of elevator shafts, escalators, and stairways. Receiving areas, such as loading docks should be treated as circulation space.

2. Any part of a loading dock that is not covered is to be excluded from both Circulation Area and the Gross Area. A loading dock, which is also used for central storage, should be regarded as Assignable Area.

3. Also included are corridors whether walled or not, provided they are within the outside facelines of the buildings to the extent of the roof drop line.

D. Limitations:

1. Deductions should not be made for necessary building columns and minor projections. When determining corridor areas, only spaces required for public access should be included.

2. Restricted access private circulation aisles used only for circulation within an organizational unit’s suite of rooms, auditoria or other working areas should not be included.

2.08 MECHANICAL AREA

A. Definition:

1. A portion of the facility’s space that is designed to house mechanical equipment, utility services, and shaft areas.

B. Basis for measurement:
1. Mechanical Area is measured from the inside faces of surfaces that form the boundaries of the designated areas. Exclude areas having less than six-foot six-inch clear ceiling height.

C. Description:

1. Mechanical Areas should include central utility plants, boiler rooms, mechanical and electrical equipment rooms, fuel rooms, meter and communications closets and each floor’s footprint of air ducts, pipe shafts, mechanical service shafts, service chutes and stacks.

D. Limitations:

1. Deductions should not be made for necessary building columns and projections. Areas designated as private toilets are not included.

PART 3 - SPECIAL CONTRACT DOCUMENT REQUIREMENTS

3.01 GENERAL

A. Not Applicable.

PART 4 - PRODUCTS

4.01 GENERAL

A. Not Applicable.

PART 5 - DOCUMENT REVISION HISTORY

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<tr>
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<td>Various revisions throughout document incorporating interior standards and eliminating project specific requirements.</td>
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