Over the past year, CTBUH has been involved in the research project, Creating Industry-Accepted Criteria for Measuring Tall Building Floor Area, kindly funded by ArcelorMittal. As this research activity draws to a close, the findings were presented by Dr. Dario Trabucco, the CTBUH Research Manager, in Day 3 of the CTBUH 2018 Conference, which took place in Dubai from 20-25 October.

This presentation closed an informative session that focused on internal considerations of tall building and how rethinking measurement and marketing practices could help motivate energy-saving, productivity, and the more efficient use of materials and systems.

Dr. Trabucco’s presentation opened with the problems in existing floor measurement practices for tall buildings, highlighting the countless different acronyms that are used (GFA, NIA, GIA, NRA, etc.) and how definitions of these vary depending on the market. The audience was surprised to find out that two buildings, which are completely architecturally identical, but are located in different locations, could have a difference in up to 24% in the total floor area measurements. Next, Trabucco showed concessions that governments are making, in order to motivate good building practices. For example, In Hong Kong, areas that incorporate green features can be excluded from measurements, but only at the discretion of the government. He explained that while this is a good incentive to promote green buildings, it can have an impact of consistency across markets, especially for a regulation that is supposed to be a simple, unbiased mathematic calculation.

Dr. Trabucco’s presentation closed with an explanation of the International Property Measurement Standards Coalition (IPMSC), and their mission of creating a single, internationally-accepted standard. Being a member of the IPMSC Standard Setting Committee, Dr. Trabucco explained some of the progress that has been made so far, the future goals of the coalition, and their progress in becoming an accepted standard globally.

The presentation closed with a short question and answer session, where the audience could ask direct questions regarding this research activity.