IPMS Standard Setting Committee Meets to Advance Floor Area Standards

10-14 September 2018

São Paulo — As part of a week-long workshop, the International Property Measurement Standards Coalition (IPMSC) Standard Setting Committee met in Brazil to advance their mission of creating a viable, internationally-accepted method of measuring floor area. Dario Trabucco, the CTBUH Research Manager and member of the Standard Setting Committee, attended the meeting to provide input and advise on the unique characteristics of tall buildings and how they could affect any measurement practices. The involvement of CTBUH in this meeting is through their ongoing involvement in the research project, Creating Industry-Accepted Criteria for Measuring Tall Building Floor Area, kindly funded by ArcelorMittal.

One of the primary objectives of this meeting was to create a “unified” standard, which addresses all building functions. With the publication of standards for office, residential, and industrial buildings, as well as the standard for retail buildings reaching the final stage of consultation, the Standard Setting Committee sees now as the ideal opportunity to create an all-encompassing standard that can be applied to any building type. This is particularly relevant for tall buildings, where building uses that have not been addressed in IPMS Standards yet (e.g., hotels, skygardens, observatories, etc.) can now be measured appropriately.

Although the actual preparation of the new standard has not started yet, an initial outlook of the future for IPMS can be made. In addition to addressing all building types, it will now incorporate an additional measurement: IPMS-4. While IPMS-1, 2, and 3 have long been known by the building industry, the new measurement will be used to measure the actual floor area (generally on a room by room basis) that is actually usable by the inhabitants, thus excluding an common building features such as columns, elevator shafts, circulation areas, non-structural walls, etc. The newest IPMS-4 measurement will likely help with the comparison of buildings across markets for the purposes of cost control, energy and sustainability rating, occupancy rates, and design of equipment (MEP, elevators, etc.).