

## THE ARCHITECTURAL AREA AND VOLUME OF BUILDINGS

### AIA Document D101 Methods of Calculating Areas and Volumes of Buildings

*There is no single standard for calculating areas and volumes of buildings. This document describes several options for calculation that may be at variance with applicable building code(s). Concurrence as to method(s) used and conformance to applicable code(s) is necessary.*

#### ARCHITECTURAL AREA OF BUILDINGS

The ARCHITECTURAL AREA of a building is the sum of the areas of the floors of the building, measured from the exterior faces of exterior walls or from the centerline of walls separating buildings. The architectural area includes basements, mezzanines, intermediate floors and penthouses, provided that these areas have a minimum of seven feet (2.13 meters) headroom height. Discretion is advised in calculating areas of interstitial space, such as mechanical spaces where live load requirements meet or exceed those permitted for habitation under local building codes.

- Paved or finished covered areas, such as open 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 utility chases (less than seven feet [2.13 meters] to any physical obstruction), exterior terraces, steps or eaves.

#### ARCHITECTURAL VOLUME OF BUILDINGS

The ARCHITECTURAL VOLUME (cubic volume) of a building is the sum of the products of the areas defined above, multiplied by the floor-to-floor height or floor-to-mean-finished-roof height.

