

Measuring Gross Floor Area

This document can be used to assist in measuring gross floor area in accordance with the Clean Buildings Performance Standard (CBPS). The gross floor area is essential when calculating a building's energy use intensity (EUI).

Note: The Clean Buildings Performance Standard consists of ASHRAE Standard 100-2018 and state amendments to ASHRAE Standard 100-2018, WAC194-50. Click on the link to gain access to the [Clean Buildings Performance Standard – Integrated Document](#).

The CBPS defines **gross floor area (GFA)** as the total number of square feet measured between the exterior surfaces of the enclosing fixed walls of a building, including all supporting functions such as offices, lobbies, restrooms, equipment storage areas, mechanical rooms, break rooms and elevator shafts. Gross floor area does not include outside bays, docks or parking areas.

To calculate the *gross floor area*, measurements must be taken from the exterior surfaces of the walls enclosing the building's conditioned space. *Conditioned space* includes directly and indirectly heated spaces.

Compliance Dates
June 1, 2026 More than 220,000 sq. ft.
June 1, 2027 More 90,000 sq. ft. but less than 220,001 sq. ft.
June 1, 2028 More 50,000 sq. ft. but less than 90,001 sq. ft.

Include in GFA:	Do not include in GFA:
<ul style="list-style-type: none"> • Offices • Lobbies • Breakrooms • Restrooms • Equipment storage areas • Mechanical rooms • Elevator shafts 	<ul style="list-style-type: none"> • Outside bays • Outside Docks • Exterior spaces • Parking • Balconies • Decks • Patios

Conditioned space

Conditioned space is an area, room or space that is enclosed within the building's thermal envelope and is directly heated or cooled or is indirectly heated or cooled. Spaces are indirectly heated or cooled where they communicate through openings with conditioned spaces; where they are separated from conditioned spaces by uninsulated walls, floors, or ceilings; or where they contain uninsulated ducts, piping or other sources of heating or cooling. (Also see, semi-heated space.)

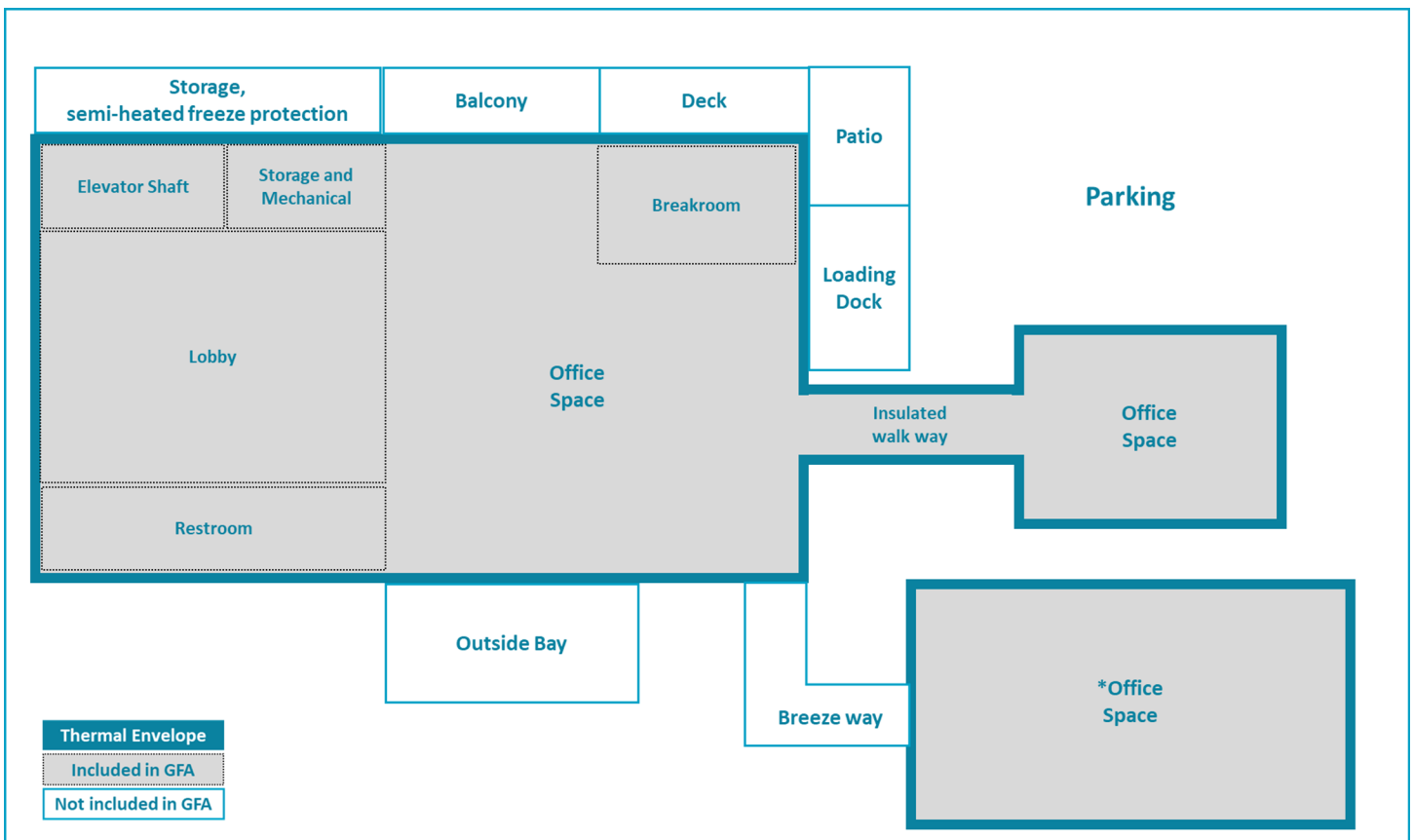
Semi-heated space

Floor area of **semi-heated** space shall not be used in the measurement of a building's GFA when such space is outside the building's thermal envelope.

Semi-heated space is an enclosed space within a building, including adjacent connected spaces separated by an uninsulated component (e.g., basements, utility rooms, garages, corridors) that is (a) heated but not cooled and has a maximum installed heating system output capacity of 3.4 Btu/(h·ft²) but not greater than 8 Btu/(h·ft²) and (b) not a walk-in or warehouse cooler or freezer space.

Building Thermal envelope

The Washington State Energy Code defines **building thermal envelope** as the below-grade walls, above-grade walls, floors, ceilings, roofs, and any other building element assemblies that enclose conditioned space or provides a boundary between conditioned space, semi-heated space and exempt or unconditioned space.



*The square footage in this space will not be included in the calculation of the GFA because it is connected by an open breeze way. It is considered a separate building.

For additional question about how to measure your gross floor area, complete the [Customer Support Form](#).