

Guidance Document

CBPS 008

Published Date: 9/13/2022

Subject: Measuring Gross Floor Area

Intended Audience: Building owner, Authorized Representative and Qualified Person

Purpose

This document can be used to assist in measuring gross floor area (GFA) in accordance with the Clean Buildings Performance Standard (CBPS).

Reference

[Clean Buildings Performance Standard – integrated document](#)

Background

Clean Buildings Performance Standard compliance is mandatory for Tier 1 buildings located in Washington state. A Tier 1 building (formerly known as covered commercial building) is a building where the sum of nonresidential, hotel, motel and dormitory floor areas exceeds 50,000 gross square feet, excluding the parking garage area. The gross floor area is essential when calculating a building's energy use intensity (EUI).

Guidance

The CBPS defines gross floor area 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 the GFA	Do not include in the 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

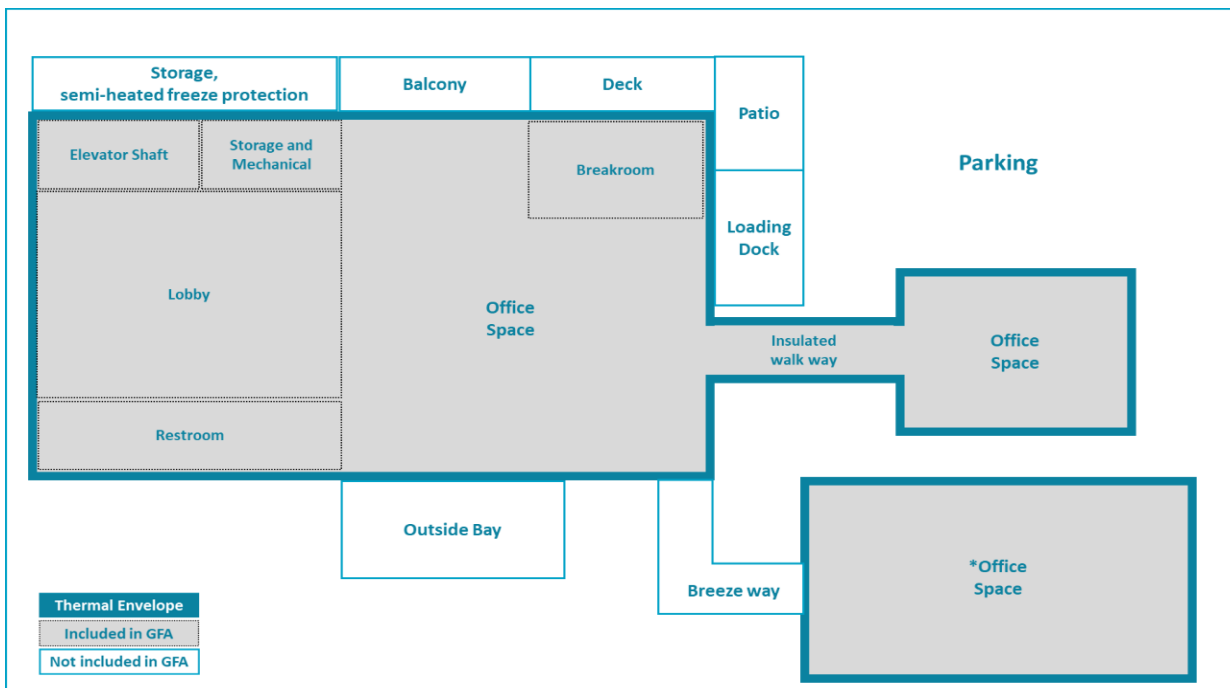
Conditioned space is an area, room or space that is enclosed within the building’s thermal envelope and is directly heated or cooled or is indirectly heated or cooled. Spaces are indirectly heated or cooled where they communicate through openings with conditioned spaces; where they are separated from 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 not connected to the larger building through conditioned space. It is considered a separate building.

If you have questions on measuring gross floor area, please complete the [Customer Support Form](#).