



**US Army Corps  
of Engineers®**

# ENGINEERING AND CONSTRUCTION BULLETIN

No. 2008-29

Issuing Office: CECW-CE

Issued: 12 November 2008

**Subject:** Conflict between Unified Facilities Criteria (UFC) 1-200-01 General Building Requirements and Technical Instruction (TI)-800-01 for the computation of building area.

**Applicability:** Information

1. Purpose: This ECB is to identify a conflict between UFC 1-200-01 General Building Requirements and TI-800-01. UFC 1-200-01 requires the use of the International Building Code (IBC) for the design and construction of all new and renovated facilities for the Department of Defense. The definition “Area, Building” in IBC Chapter 5, paragraph 502 conflicts with Technical Instruction (TI) 800-01 and no exception is listed in Chapter 2 of UFC 1-200-01. This conflict will be corrected in the next version of UFC 1-200-01 General Building Requirements.

2. Direction: Effective immediately, follow TI-800-01, Chapter 5 - Buildings and Facilities Criteria, Section 1 - General, for the directions for the computation of building area. For your reference, the directions for the computation of building area from TI-800-01 follow:

c. Computation of Areas: Gross and net areas of facilities (other than family housing) will be computed according to subparagraphs 1.c.(1) through (5), below. Unless otherwise noted, the gross area allowances in this chapter and the appendices do not include the required mechanical equipment, electrical, or electronic communication room space. These required equipment room spaces will be added, when not otherwise noted in the footnotes to each of the tables provided in this chapter and appendices, to the gross area allowances to ensure that the project DD Form 1391 reflects the total required building gross area. A single gross area figure will be identified on the project DD Form 1391 for all required spaces. Separate central energy plants or utility buildings serving large complexes will be in addition to the gross area allowances provided in this chapter and the appendices, and will be programmed as a separate line item on the project DD Form 1391.

(1) Enclosed Spaces. The gross area includes the total area of all floors, including basements, mezzanines, penthouses, usable attic or sloping spaces used to accommodate mechanical equipment or for storage with an average height of 2100 mm (6 ft 11 inches) measured from the underside of the structural system and with perimeter walls measuring a minimum of 1500 mm (4 ft 11 inches) in height, and other enclosed spaces as determined by the effective outside dimensions of the building.

(2) One-Half Spaces. One-half of the area will be included in the gross area for balconies and porches; exterior covered loading platforms or facilities, either depressed, ground

level, or raised; covered but not enclosed passageways or walks; covered and uncovered but open stairs; and covered ramps.

(3) Excluded Spaces. Crawl spaces; exterior uncovered loading platforms or facilities, either depressed, ground level, or raised; exterior insulation applied to existing buildings; open courtyards; open paved terraces; roof overhangs and soffits for weather protection; uncovered ramps; uncovered stoops; and utility tunnels and raceways will be excluded from the gross area.

(4) Net Floor Area. The net floor area includes the total gross area excluding:

(a) Basements not suited as office, special, mechanical, or storage space.

(b) Elevator shafts and machinery space.

(c) Exterior walls.

(d) Interior partitions.

(e) Mechanical equipment and water supply equipment space.

(f) Permanent corridors and hallways.

(g) Stairs and stair towers.

(h) Toilet and cleaning equipment space.

(i) Electrical equipment space.

(j) Electronic/communications equipment space.

3. This ECB applies to all MSCs, Centers, Districts and Subordinate offices working Military Construction Programs.

4. HQUSACE POC for this action is Mr. Scott C. Wick, CECW-CE-D, 202-761-7500, [Scott.C.Wick@usace.army.mil](mailto:Scott.C.Wick@usace.army.mil)

FOR THE COMMANDER:

//S//

JAMES C. DALTON, P.E.  
Chief Engineering and Construction  
Directorate of Civil Works