In 2010, BOMA changed their measurements standards for the third time in 30 years, each time allowing building owners to increase the rentable area of their building (without physically changing the building). Below are the ten ways an office building’s area can be increased when measuring by 2010 BOMA standards over 1996 BOMA standards:

1. 2) Level 1 Floor Plan Colonnade and Mezzanine – Illustration No. 10.3
   The landlord can now measure to the outside surface of perimeter columns on a side of a building having a public pedestrian thoroughfare at the same approximate level as the floor.
   The landlord can now measure to the edge of floor surface where no wall separates Interior Gross Area from adjacent void area. Applicable to permanent or unclassified mezzanines. (Refer to Item No. 6 below).

3. Egress Stairs and Corridors – Illustration No. 8
   On level 1, the landlord can now include the egress corridor as it relates to the egress stair.

4. Basement Space Classes – Illustration no. 11.1
   The landlord can now include exits, walkways, fully enclosed mechanical/equipment rooms and lobbies within a basement or parking level as classified under a Building Service Area.

5. External Circulation – illustration No. 6
   The landlord can now measure and include unenclosed pedestrian circulation (sidewalk) when there are no pedestrian corridors within the exterior enclosure that provide access to occupant suites.

6. Level 1 Space Classes – Illustration No. 11.2
   The landlord can now include loading dock areas if they are located within the building service area.

7. Level 1 Mezzanine and Colonnade Space Classes – Illustration 11.3, Method A or B
   The landlord can now include a mezzanine when it is either permanent or unclassified. Refer to Mezzanine definition on page 25.

8. Plumbing Walls – Illustration 11.2 thru 11.6
   The landlord can now include the plumbing chase (vertical penetration) as part of the toilet room, which is considered building common area.

9. Door Set-Backs – Illustration No. 5
   The landlord can now include the area occupied by a door set-back as it is included in the adjacent Occupant Area, Amenity or Service Area.

10. Base Building Circulation / Extended Circulation – Illustration No. 3b (Method B only)
    The landlord can now include extended tenant corridors as part of building common area, which was previously allocated directly to the tenant requiring the corridor extension.