Square Footage Definitions: GSF, ASF, Non ASF, SSF


Gross Area (Gross Square Feet---GSF)

Gross Area Definition: The sum of all areas on all floors of a building included within the outside faces of its exterior walls, including all vertical penetration areas, for circulation and shaft areas that connect one floor to another. (In addition to all the internal floored spaces Gross Area should include the following: excavated basement areas; intersititial space (i.e., mechanical floor or walkways), mezzanines, penthouses, attics, garages, covered porches—whether walled or not, inner or outer balconies to the extent of a drip line from a roof or balcony immediately above. The footprints of stairways, elevator shafts, and vertical duct shafts are to be counted as gross area on each floor through which they pass.

Net Assignable Square Feet (NASF)

Assignable Area Definition: The sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. (Includes 10 major space use categories for assignable space--classrooms, labs, offices, study facilities, special use, general use, support, health care, residential, and unclassified – that are used to accomplish the institution’s mission)

Non Assignable Square Feet (NON-ASF)

Nonassignable Area Definition: The sum of all areas on all floors of a building not available for assignment to an occupant or for a specific use, but necessary for the general operation of a building. (Includes building services, circulation, and mechanical that are used to support the building’s general operation)

Structural Square Feet (SSF)

Structural Area Definition: The sum of all areas on all floors of a building that cannot be occupied or put to use because of structural building features. (Exterior walls, fire walls, permanent parturitions, unusable areas in attics or basements, or comparable portions of a building with ceiling height restrictions.

Gross Area minus Assignable and Non Assignable Area = Structural Area

1 All references in this document are from this source and will be referred to as FICM throughout.
2 FICM: Section 3.2.1
3 FICM: Section 3.2.2
4 FICM: Section 3.2.3
5 FICM: Section 3.2.8