

Understanding the Latest BOMA Standard Method of Measurement for Retail Properties

Updates to BOMA's Standard Method of Measurement for Retail Properties were rolled out in March 2020 and commercial real estate (CRE) properties are still making the necessary adjustments. The BOMA 2020 Retail Standard guidelines include new features and clarifications from the previous 2010 Retail Standard and are intended exclusively for retail properties and their associated structures – including single tenant, multi-tenant and multi-building configurations.



Here are three updates to BOMA's Standard Method of Measurement for Retail Properties that every property team should know.

01 Two Levels of Measurement Data

The 2020 BOMA Retail Standard is a single method of measurement with two levels of measurement data – Partial Measurement and Overall Measurement.

Under **Partial Measurement**, a minimum of one retail unit is measured to provide the Gross Leasable Area (GLA) for that specific unit. Property teams will need to measure demising walls from both the inside and outside of the unit to capture wall thickness.



Overall Measurement, the method recommended by BOMA, provides a complete and granular report of a Retail Property.

Additional benefits of this method include compiling the necessary data to inform:

- tax-related expenditures;
- common area maintenance (CAM) charges; and
- other maintenance-related expenses.



02 Additional Features to Properties

The updates to BOMA measurements for retail space provide additional guidelines, such as requiring the measurement of certain outdoor areas that are fundamental to the “Retail Experience” as part of the GLA and Gross Leasable Exclusion (GLE).

The following are examples of a GLA if used by a single occupant:

- Permanent patio areas
- Balconies
- Finished rooftops

Other unenclosed areas are included in the GLA as well. Unenclosed areas act as the boundary area of the property and benefit the landlord even if they are not measured as GLA.

03 New Clarifications to Guidelines



Under Overall Measurement guidelines only, inter-building calculations have the option of determining GLEs, such as parking areas, major vertical penetrations, service, and public areas to the GLA of a property's occupants.

Additionally, Retail CRE Properties are given the option to align concepts and measurement methodologies with the International Property Measurement Standards (IPMS) Retail Buildings Standard.

Key Takeaways from the Updated BOMA 2020 Retail Standard

The primary objectives of the updates to the BOMA measurements for retail space are to:

- promote a clear-cut framework for determining the RSF of a retail property;
- facilitate clear communication of retail measurement concepts;
- provide a generally agreed upon method of measurement; and
- align concepts and measurement methodologies with the IPMS Retail Buildings (2019) document.

If you want to stay on top of BOMA and REBNY measurement standards, or even find additional RSF at your property, consider [measurement services](#). Building Engines uses [modern laser and 3D technology](#) to deliver accurate measurement data you can trust.

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