



ARCHIDATA SOLUTION

Space Management Glossary

Effective space management is the foundation of efficient real estate operations.

This glossary defines key concepts and terminology to help you navigate the evolving landscape of property management.

Asset Management	The strategic management of a building's physical assets to maximize value and performance over time.
AutoCAD	AutoCAD is a computer-aided design software developed by the company Autodesk. It allows you to draw and edit digital 2D and 3D designs more quickly and easily than you could by hand.
Blocking Plan	Illustration of how multiple groups or departments will fit onto a given floor of a building.
BOMA Standards	A set of guidelines for measuring the areas of buildings for leasing.
Building Automation	The automatic centralized control of a building's HVAC, electrical, lighting, access control and other interrelated systems which is also known as a Building Management System (BAS) or a Building Energy Management System (BEMS).
Building Boxel	A 10x10x10 feet cube geo-referenced on Earth. It provides a method to create a planetary database containing all the GIS footprints of all the spaces (floors, rooms and project zones) and equipment either in a building, on a building or on a site stored in several databases.
Building Information Modeling (BIM)	A process of creating and managing detailed three-dimensional digital representations of a building or structure, encompassing its physical and functional characteristics, allowing for collaborative design, construction, and operation across all project stakeholders through a shared data platform throughout the building's lifecycle.

Building Internet of Thing BIoT	The application of IoT technology within the construction and property management industry, where physical objects like sensors are embedded into building structures, equipment, and materials to collect data and enable real-time monitoring, automation, and optimization of various aspects of the building process and operation.
Building Owners and Managers Association BOMA	A professional organization providing standards and best practices for building management.
Building structure	The physical framework of a building, including foundations, walls, floors, and roof systems.
Commissioning	A systematic process at the delivery of the building to ensure that it performs in accordance with the design intent, contract documents, and the owner's operational needs.
Common Area Factor (Rentable/Usable Ratio)	Used to determine a tenant's pro rata share of the common are.
Density	The ratio of occupants to a specific area within a building, often expressed as people per square foot or square meter.
Digital Twins	A virtual replica of a physical building, used for real-time monitoring, analysis, and decision-making.
Drawings	Building drawings are graphical representations of a building's design and construction and are used to communicate information to stakeholders in the construction and property management process.
DWG File	File format used for storing two and three-dimensional design data and metadata. It is the native format for AutoCAD.
Exterior Gross Area	The total area of a building, including all external walls and enclosed.

Exterior Volume	The total volume of a building, including walls and structural components.
Facility Management	The maintenance of an organization's buildings, space and equipment to meet the needs of the users.
Floor Plan	A scale diagram of the arrangement of rooms in one story of a building.
Geospatial Information System (GIS)	An intelligent graphic tool that maps data on a geospatial grid and enables analysis of this data for various purposes.
Gross Leasable Area	The total floor space that can be leased to tenants in commercial buildings (including common space except elevator shafts and staircases).
Gross Square Footage	The total floor area of a building, measured to the outside of exterior walls.
IFC File	A standardized file format for sharing BIM data across different software platforms.
Interior Volume	The total volume of usable space within a building, measured inside the exterior walls.
International Property Measurement standards IPMS	A global standard for measuring property areas to ensure consistency and transparency.
Interoperability	The ability of systems, software, or platforms to exchange and use information seamlessly within the building management ecosystem.
Master Floor Plan	The most up-to-date version of a floor layout.
Net Area	The actual usable space that a tenant can occupy and use for their specific purposes, excluding common areas, structural elements, and spaces occupied by building services.

Occupancy Rate	The percentage of a building's usable or rentable spaces that are currently occupied.
Occupancy Type	Purpose of usage of a room, unit, or building. Based on the type of building assets and country in which buildings are located, building codes can be attributed to your space based on occupancy.
Occupancy	The use (actual or intended) of a building (or its portion).
Property Management	Property management is the process of overseeing and maintaining real estate on behalf of the owner.
Property Portfolio	A collection of properties owned or managed by an organization.
Rentable Area	The total space within a building that a tenant is charged rent for, including their private usable space plus a proportional share of the building's common areas like hallways, lobbies, and restrooms (note: no common area included in BOMA 80).
Rentable Square Footage RSF	Surface totale du bâtiment mesurée jusqu'à l'extérieur des murs extérieurs.
Retro commissioning	Implementing the commissioning process for existing buildings that were never commissioned after construction.
Retrofit	The process of upgrading or modifying a building's systems, spaces, or structure to meet new standards or requirements.
Revit	A file format used by AutoCAD to support 3D models and store design data, including plans, layouts, and details.
Smart Building	A structure that uses technology and automated systems to control its operations as well as centralized its building data such as HVAC, lighting and security, in a single network infrastructure.

Space Allocation	The assignment of specific areas within a building for designated purposes or users.
Space Audit	An evaluation of how spaces within a building are being utilized, often to identify inefficiencies or opportunities for improvement.
Space Inventory	A comprehensive record of all spaces within a building, detailing their size, usage, and occupancy.
Space Management	The process of planning, organizing, and optimizing the use of a building's available spaces to meet operational, functional, and organizational needs.
Space Occupancy	The building's occupancy divided by its capacity.
Space optimization	The process of ensuring that building spaces are used efficiently and align with organizational goals.
Space Type	The categorization of spaces based on their function.
Space Utilization	How the space is being used (function and efficiency).
Spatial Structure	The arrangement and organization of spaces within a building, encompassing the shape, size, and layout of rooms, corridors, and other elements.
Stacking Plan	A stacking plan is a diagram that shows the occupancy distribution across different floors of a commercial building, typically detailing tenant information.
Unifomat II	A classification system that divides building elements into a series of levels, with Level 1 being the most general and Level 4 being the most detailed. It organizes building components based on their function.

Usable Square Footage USF

The amount of space a tenant can exclusively use in a building, without the common space.



INNOVATIVE BUILDING DATA SOLUTION