

## **Guidance in relation to how we Measure Gross Internal Area (GIA)**

The BCKLWN CIL Officers use the definition of Gross Internal Area (GIA) provided in the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

*Gross Internal Area is the area of a building measured to the internal face of the perimeter walls at each floor level.*

**The following inclusions or exclusions are as stated in the RICS Code of Measuring Practice:**

### **Included**

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria and entrance halls, with clear height above, measured at base level only
- Internal open-sided balconies, walkways, and the like
- Structural, raked or stepped floors are to be treated as a level floor measured horizontally Horizontal floors, with permanent access, below structural, raked or stepped floors
- Corridors of a permanent essential nature (e.g. fire corridors, smoke lobbies)
- Mezzanine floor areas with permanent access
- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above the main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, changing rooms, cleaners' rooms, and the like
- Projection rooms
- Voids over stairwells and lift shafts on upper floors
- Loading bays
- Areas with a headroom of less than 1.5m
- Pavement vaults
- Garages
- Conservatories

### **Excluded**

- Perimeter wall thicknesses and external projections
- External open-sided balconies, covered ways and fire escapes
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property

**For the avoidance of doubt, BCKLWN Community Infrastructure Levy (CIL) Collecting Authority WILL INCLUDE the following in the calculation of GIA:**

- **Car ports, including those with poles and a permanent roof**
- **Porches on residential buildings, including those with poles, but excluding floating canopy style shelters**
- **Basements, underground and covered areas within the roof line, including underground car parking areas**