

INTERNATIONAL PROPERTY MEASUREMENT STANDARDS

IPMS Industrial Buildings

The adoption of the IPMS ensures that property assets are measured in a consistent and transparent manner which in turn gives greater confidence in the data produced.

**FOR MORE INFORMATION,
PLEASE CONTACT:**

Geoff Kenney
Head of Measured Surveys
geoff.kenney@carterjonas.co.uk
07788 362176

@carterjonas



Carter Jonas

The International Property Management Standards Coalition (IPMSC) was formed in May 2013. It was acknowledged that the way property assets were measured could vary greatly across different markets and regions and this made it difficult to make accurate comparisons. The IPMSC was created with the aim of producing an internationally adopted standard for the measurement of buildings.

The first standard, IPMS – Office, was published in November 2014 with three further standards for IPMS Residential, **IPMS Industrial Buildings** and IPMS Retail subsequently published.

IPMS & RICS

In January 2018, the RICS published Property Measurement Professional Statement, 2nd edition. This professional statement was updated to reflect the first two IPMS standards (IPMS – Office and IPMS – Residential) and will be updated as additional standards are published. It sets out the requirements of practice for RICS Members and firms regulated by RICS and makes the use of IPMS a mandatory requirement unless specific reasons for departure from the IPMS standard can be documented.



THE STANDARDS

The IPMS standards comprise three main measurement classifications:

IPMS 1

The total of the areas of each floor level of a building measured to the outer perimeter of external walls, sheltered areas and balconies.

The definition of IPMS 1 is the same for all property types and equates closely with **gross external area (GEA)**.

Reported area measurements will include all areas and walls, columns, and enclosed walkways or passages between separate buildings available for direct or indirect use.

Enclosed voids such as atria should be recorded at their lowest floor level only

Balconies, sheltered areas, verandas and mezzanines are included, but the measurements of each should be **stated separately**.

Reported area measurements should exclude:

- Open light wells or the upper level voids of an atrium
- Temporary structures

- Open external staircases that are not an integral part of the building, such as a fire escape
- Any structure beyond the covered area

IPMS 2 – INDUSTRIAL

The total of the areas of each floor level of a building measured to the **internal dominant face** of all external walls and balconies on each level.

If required, IPMS 2 – Industrial may be reported on a component-by-component basis for each floor of a building.

IPMS 2 equates closely to **gross internal area (GIA)**. Areas within an industrial building but included in other IPMS categories, such as offices, should be measured using IPMS 2 – Industrial when located within an industrial building.

Reported measurements include the features stated for IPMS 1 but measured to the internal dominant face.

Anything outside of the external walls is excluded. Loading bays don't have to be included but, if measured, this area should be stated separately.

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INTERNAL DOMINANT FACE

Internal dominant face was a new concept in many markets and is key to consistent measurement within IPMS.

The internal dominant face (IDF) is the inside finished surface comprising more than 50% of the first 2.75m measured vertically from the floor (or ceiling if lower).

If there is no internal dominant face, because no face in an IDF wall section exceeds 50%, or if the internal dominant face is not vertical, the measurement should be to the finished surface.

COMPONENT AREAS

The sum of the total measured area in IPMS 1 and IPMS 2 – Industrial may be classified under separate component areas if required. There are eight main categories of space (A to H) with further subcategories used as required.

LIMITED USE AREAS

In some circumstances, areas may be unsuitable for occupation such as an area with reduced height clearance or limited light. Such areas should be identified separately within IPMS reporting with the limits to their occupation identified.

IPMS 3 – Industrial relates to the floor area available to an occupier on an exclusive basis. For IPMS 3 there are two subcategories of measurement and care should be taken to select the most appropriate, and to clearly state which is being applied.

IPMS 3A – Industrial The floor area available on an exclusive basis to an occupier measured from the outer face of the external walls and any balconies and also including any sheltered areas.

- For buildings attached to neighbouring properties, the centreline of the adjoining wall is taken

- Walls shared with common facilities are measured to the finished surface
- For openings such as roller shutters, the principal external perimeter line across the opening should be measured

IPMS 3B – Industrial The floor area available on an exclusive basis to an occupier measured to the internal dominant face of external walls and balconies, and otherwise to the covered area.

- For walls shared with neighbouring properties or common facilities, measurements are taken to the finished surface
- Balconies and mezzanines are measured to the inner face of the balustrade but not beyond the outer edge of the floor construction
- The floor area occupied by stairs is only included at the lowest level

