

**§ 101-17.003-22 Space utilization survey.**

*Space utilization survey* means a detailed analysis, using recognized space management procedures and techniques, of the manner in which an agency is utilizing its space.

**§ 101-17.003-23 Federal agency.**

*Federal agency* means any executive agency or any establishment in the legislative or judicial branch of the Government except the Senate, the House of Representatives, and the Architect of the Capitol and any activities under his direction.

**§ 101-17.003-24 Executive agency.**

*Executive agency* means any executive department or independent establishment in the executive branch of the Government, including any wholly owned Government corporation.

**§ 101-17.003-25 Non-Federal organizations.**

*Non-Federal organizations* means organizations such as credit unions, concessions, and vending stands operated by the blind; organizations under the direct sponsorship of a Federal agency such as grantees and contractors; and such recognized groups or organizations as defined in § 101-20.701.

**§ 101-17.003-26 Gross area.**

*Gross area* means the sum of the floor areas computed by measuring from the normal outside face of exterior walls, disregarding architectural setbacks or projections, cornices, pilasters, and buttresses, and including all stories or areas which have floor surfaces and a clear standing headroom of 6½ feet or more. Gross area includes basements (except unexcavated portions), attics, garages, roofed porches, mezzanines, loading platforms, shipping platforms, penthouses, mechanical equipment floors, lobbies, and corridors. Suspended postal lookout galleries are not included. Gross area does not include open courts, light wells, upper portions of rooms, lobbies and other areas which rise above the story being measured, drives or ramps extending beyond the principal exterior walls of the building, or unroofed areas such as cooling tow-

ers and unenclosed portions of ground level or intermediate stories.

**§ 101-17.003-27 Occupiable area.**

*Occupiable area* means that portion of the gross area which is available for use by an occupant's personnel or furnishings, including space which is available jointly to the various occupants of the building, such as auditoriums, health units, and snack bars. Occupiable area does not include that space in the building which is devoted to its operations and maintenance, including craft shops, gear rooms, and building supply storage and issue rooms. Nonpermanent ceiling-high corridors solely serving a single space assignment and permanent corridors restricted for the security purposes of a single space assignment are occupiable. Occupiable area is computed by measuring from the occupant's side of ceiling-high corridor partitions or partitions enclosing mechanical, toilet, and/or custodial space to the inside finish of permanent exterior building walls or to the face of the convector if the convector occupies at least 50 percent of the length of the exterior wall. When computing occupiable area separated by partitions, measurements are taken from the center line of such partitions.

[43 FR 35484, Aug. 10, 1978]

**§ 101-17.003-28 Building support area.**

*Building support area* means that portion of the floor area that is not occupiable by an occupant's personnel or furnishings. It consists of the mechanical, toilet, custodial, circulation, and construction areas including their enclosing walls and represents the difference between gross area and occupiable area.

**§ 101-17.003-29 Government-controlled space.**

*Government-controlled space* means Government-owned space or Government-leased space.

**§ 101-17.003-30 Circulation factor.**

*Circulation factor* means an allowance to enable movement within occupiable space which may be added by GSA to space requests depending on agency functions and anticipated or actual

physical variations in buildings. In practice, the actual circulation factors may vary depending on:

- (a) Bay and floor size;
- (b) Shape and symmetry of the space;
- (c) Building core size and location;
- (d) Column spacing, chases, and building projections; and
- (e) Location of fixed corridors and fire aisles.

[43 FR 35484, Aug. 10, 1978]

**§ 101-17.003-31 Layout factor.**

Layout factor means an allowance to enable efficient location of equipment and work station components within occupiable space which may be added by GSA to space requests depending on the use of existing and/or proposed furniture, various layout techniques, and anticipated or actual physical variations in buildings. In practice, actual layout factors may depend on:

- (a) Furniture type, size, and interchangeability and the extent to which they can be logically and efficiently linked;
- (b) The type of layout techniques to be employed by the planner/designer when it is finally drawn up; as well as
- (c) The actual expertise of the planner/designer in performing the layout task and the time available to accomplish it.

[43 FR 35484, Aug. 10, 1978]

**§ 101-17.003-32 Space allocation standards.**

*Space allocation standards* means agreements between GSA and an agency that are written in terms which permit nationwide application and are used:

- (a) As a basis for establishing agency space requirements;
- (b) To document variations from FPMR guidelines in determining agency space allocations; and
- (c) To establish exceptions to general guidelines for GSA and agency responsibilities in initial space alteration funding.

[43 FR 35485, Aug. 10, 1978]

**§ 101-17.003-33 Urban area.**

*Urban area* means any Standard Metropolitan Statistical Area (SMSA) as defined by the Department of Com-

merce and any non-SMSA that meets one of the following criteria:

(a) A geographical area within the jurisdiction of any incorporated city, town, borough, village, or other unit of general local government, except county or parish, having a population of 10,000 or more inhabitants.

(b) That portion of the geographical area within the jurisdiction of any county, town, township, or similar governmental entity which contains no incorporated unit of general local government, but has a population density equal to or exceeding 1,500 inhabitants per square mile; or

(c) That portion of any geographical area having a population density equal to or exceeding 1,500 inhabitants per square mile and situated adjacent to the boundary of any incorporated unit of general local government which has a population of 10,000 or more inhabitants. (Reference: The Intergovernmental Cooperation Act of 1968, 40 U.S.C. 535.)

[45 FR 37203, June 2, 1980]

**§ 101-17.003-34 Central business areas.**

*Central business areas* means those areas within a central city in an SMSA or any non-SMSA that encompass the community's principal business and commercial activities, and the immediate fringes thereof, as geographically defined in consultation with local elected officials.

[45 FR 37203, June 2, 1980]

**§ 101-17.003-35 Central city.**

*Central city* means any city whose name appears in the title of an SMSA. Criteria for determining SMSA titles are established by the Department of Commerce.

[45 FR 37203, June 2, 1980]

**§ 101-17.003-36 Rural area.**

*Rural area* means any area that (a) is within a city or town if the city or town has a population of less than 10,000 or (b) is not within the outer boundaries of a city or town if the city or town has a population of 50,000 or more and if the adjacent urbanized and