

Core definitions: Gross Internal Area

2.0 Gross Internal Area (GIA)

Gross Internal Area is the area of a building measured to the internal face of the perimeter walls at each floor level (see note GIA 4).

	Including	Excluding
2.1	Areas occupied by internal walls and partitions	2.18 Perimeter wall thicknesses and external projections
2.2	Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like	2.19 External open-sided balconies, covered ways and fire escapes
2.3	Atria and entrance halls, with clear height above, measured at base level only	2.20 Canopies
2.4	Internal open-sided balconies, walkways, and the like	2.21 Voids over or under structural, raked or stepped floors
2.5	Structural, raked or stepped floors are to be treated as a level floor measured horizontally	2.22 Greenhouses, garden stores, fuel stores, and the like in residential property
2.6	Horizontal floors, with permanent access, below structural, raked or stepped floors	
2.7	Corridors of a permanent essential nature (e.g. fire corridors, smoke lobbies)	
2.8	Mezzanine floor areas with permanent access	
2.9	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	
2.10	Service accommodation such as toilets, toilet lobbies, bathrooms, showers, changing rooms, cleaners' rooms, and the like	
2.11	Projection rooms	
2.12	Voids over stairwells and lift shafts on upper floors	
2.13	Loading bays	
2.14	Areas with a headroom of less than 1.5m (see APP 6)	
2.15	Pavement vaults	
2.16	Garages	
2.17	Conservatories	