

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

East Suffolk Infrastructure Team use the definition of Gross Internal Area (GIA) provided in the RICS Code of Measuring Practice (6th 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 purpose of calculating floorspace for Community Infrastructure Levy (CIL), and avoidance of doubt, East Suffolk Community Infrastructure Levy (CIL) Collecting Authority will include the following in the calculation of GIA:

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