

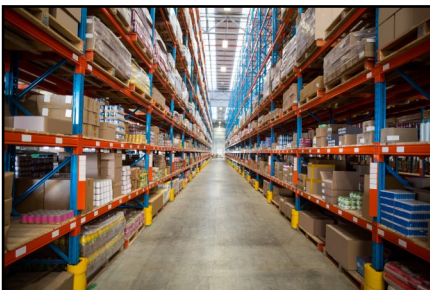
## INTERNATIONAL PROPERTY MEASUREMENT STANDARDS



## INTERNATIONAL PROPERTY MEASUREMENT STANDARDS (IPMS) FOR INDUSTRIAL & LOGISTICS BUILDINGS

*"The supply and demand imbalance and reduced availability of development land has increased the pressure on land values and rents. An effect could be an increased emphasis on transparency and accuracy of area reporting, particularly as this sector starts to build vertically."*

**Peter Folwell, MRICS**  
**Plowman Craven**



### What is it?

As a continuation of the development of International Property Measurement Standards, a third class, Industrial Buildings, was released in January 2018.

**IPMS: Industrial Buildings** will be of particular interest to organisations and businesses within the buoyant sector of Industrial and Logistics. The IPMS coalition believes it will deliver a new, higher-level standard that will provide clarity for those purchasing or leasing within this market place.

This new standard will not only provide clarity for those purchasing or leasing industrial property but will also enable comparisons of differing measurement standards by interfacing with IPMS.

Although this class may require a simpler measurement application, the increased occupier demand for Industrial and Logistic space combined with reduced vacancy rates and rising rates per square foot, means that the requirement for a cross-border, consistent and comparable measurement approach will increase in importance.

### Is it incorporated into the RICS Property Measurement professional statement?

The development and release of **IPMS: Industrial Buildings** follows the two other building classes, namely, IPMS: Office Buildings and IPMS: Residential Buildings.

Both IPMS: Office and Residential standards have been incorporated in the RICS Property Measurement 2nd Edition. The new industrial standard will be included – date yet unknown.

### Find out more

If you would like to know more about the differences between IPMS: Industrial and the Code of Measuring Practice, 6th Edition (COMP), then please contact us.

One of our RICS-accredited referencing experts will be happy to visit your office to provide a personal presentation.

**[Request a free presentation](#)**



**IPMS** INTERNATIONAL  
PROPERTY  
MEASUREMENT  
STANDARDS  
[www.ipmsc.org](http://www.ipmsc.org)

## What to look out for

**IPMS: Industrial Buildings**, as you would expect, has kept to the standard definitions applied to the previous classes - Office and Residential - but tried to address some of the distinctive different characteristics that this class provides.

As with Residential, to accommodate variations in different approaches the Standard Setting Committee (SSC) has introduced a sub-division of IPMS 3: Industrial to meet global market needs for measuring areas in exclusive occupation.

Those familiar with the concepts introduced within both IPMS Office and Residential will be aware of Internal Dominant Face (IDF). The SSC has had to provide an expanded definition of IDF to accommodate the specific nature of finished surfaces within this class.

### Internal Dominant Face (IDF)

The inside surface area comprising more than **50% of the first 2.75 metres** measured vertically from the floor, or to the ceiling if lower, for each IDF wall section. If such does not occur, then the finished surface is deemed to be the IDF.

### IPMS: Industrial Buildings:

Comprises the following three main measurement classifications, defined as:

- **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.
- **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.
- **IPMS 3A - Industrial:** The floor area available on an exclusive basis to an occupier measured from the outside face of the external walls of the area in exclusive occupation.
- **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.

### Improved clarity

**IPMS: Industrial** provides clarity on features specific to this sector such as the difference between clear height and internal height, shared walls and covered areas.



### Request a free presentation

or contact

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## Next steps

The SSC is currently in the process of looking at the Mixed Use and Retail classes to complete the full complement. In the meantime we await an announcement from the RICS on when IPMS: Industrial will be incorporated and published in a new 3<sup>rd</sup> Edition of the RICS Property Measurement document.

### About Plowman Craven

Plowman Craven provides integrated measurement and consultancy services to the property and infrastructure markets, pioneering the use of technical innovation to deliver proven expertise and trusted results throughout the project lifecycle.