

## INTERNATIONAL PROPERTY MEASUREMENT STANDARDS



## INTERNATIONAL PROPERTY MEASUREMENT STANDARDS (IPMS) FOR RESIDENTIAL BUILDINGS

*"This measurement standard for residential buildings offers the full spectrum of space reporting on the basis of those new concepts introduced firstly for office property; Internal Dominant Face and Limited Use Areas. UK property professionals are still coming to terms with these concepts."*

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



### What are they?

In September 2016 the International Property Measurement Coalition published the second in the series of property measurement standards, this time relating to residential buildings. In the same way that IPMS: Office Buildings was produced to initiate a consistent and uniform approach to office property measurement worldwide, International Property Measurement Standards (IPMS): Residential Buildings addresses similar core issues, but this time related to a different category of building.

When considering residential property worldwide, there is even more variation in the ways of area reporting than were identified in the case of commercial office property. Claims of a possible 50% variance in the calculation of property area, dependent upon which national standard might be used, appear on the face of it, reason enough for such a standard.

The IPMS Coalition has set out to achieve less confusion and greater clarity in the measuring and reporting of residential space so that property investors are better informed and the risk of dispute arising out of misunderstood measurements is minimised.

### RICS Property Measurement 2nd Edition

The RICS has now incorporated IPMS: Residential Buildings into the RICS Property Measurement 2nd Edition, effective from 1st May 2018.

### Find out more

Having assisted RICS throughout the publication process we're currently helping both new and existing clients wanting an immediate identification of the differences between IPMS and the previous default Code of Measuring Practice, 6th Edition (COMP).

Please contact us directly if you would like a personal presentation from one of our RICS-accredited referencing experts.

[Request a free consultation](#)



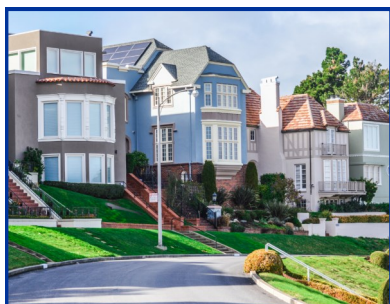
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[www.ipmsc.org](http://www.ipmsc.org)

## What are the details - all things to all people?

For those already acquainted with IPMS: Office Buildings, the definitions for the various applications that make up the standard are not so unfamiliar, more a progression of a structured international application to a different property category, residential buildings. However, in order to address the greater variation likely to be encountered within buildings of a residential nature, there is seemingly a more involved sub-division of IPMS 3 – Residential. This may well be the 'belt and braces' approach of the Standards Setting Committee (SSC) considered necessary to cover all likely variations of residential property types on the global scale. If so, member organisations should be able to be more selective when the time comes for incorporating the international standard into their own national codes.



IPMS: Residential Buildings comprises the following three main measurement classifications, defined as:

- **IPMS 1:** The sum of the areas of each floor level of a building measured to the outer perimeter of external construction features and that may be reported on a component-by-component basis for each floor of a building.
- **IPMS 2 – Residential Buildings:** The sum of the areas of each floor level of a building measured to the Internal Dominant Face (IDF) that may be reported on a component-by-component basis for each floor of a building.
- **IPMS 3 – Residential Buildings:** The floor area available on an exclusive basis to an occupier and measured to;
  - the outer face of the external wall for **IPMS 3A – Residential.**
  - the internal dominant face of perimeter walls, including floor area occupied by internal walls and columns for **IPMS 3B – Residential.**
  - the internal dominant face of perimeter walls but excluding floor area occupied by internal walls and columns for **IPMS 3C – Residential.**

## Special attention

IPMS: Residential Buildings pays special attention to identifying and reporting on features/spaces common to residential dwellings and not perhaps evident within other types of buildings; balconies (broadly defined to include rooftop terraces and galleries), patios and verandas need to be measured and reported.

## New terms redefined

Feedback received during the course of consultations for this new standard prompted the IPMS Coalition to clarify some of those new definitions that featured in IPMS: Office Buildings. IPMS: Residential Buildings has revised the wording for both Internal Dominant Face (IDF) and IDF Internal Wall Section (previously called Vertical Section) in order to help make these definitions more readily understood. The end result of their application however, remains unchanged from the IPMS: Office Buildings standard.

### Request a free presentation

or contact

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## 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.

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