

*OmniClass*TM

A Strategy for Classifying the Built Environment

Table 14 - Spaces by Form

Table of Contents

Table of Contents	i
Definition	i
Discussion	i
Examples	i
Table Uses.....	ii
Table Users.....	ii
Legacy Sources	ii
Primary Properties	ii
Numbers & Titles	1
14-11 00 00 Fully Enclosed Spaces	1
14-14 00 00 Partially-Enclosed Spaces	1
14-17 00 00 Non-Enclosed Spaces.....	2
14-21 00 00 Covered Spaces	2
14-24 00 00 Uncovered Spaces.....	3
14-27 00 00 Combined Spaces.....	3
14-31 00 00 Space Designations to Facilitate Design and Construction.....	4
14-34 00 00 Topographical Spaces	4
14-37 00 00 Legal and Geopolitical Space Designations	5

Definition

Spaces by Form are basic units of the built environment delineated by physical or abstract boundaries and characterized by physical form.

Discussion

A space is a segment of the built environment that is marked off from other spaces and elements in some way. It is usually a component part of a larger, more significant construction entity.

A space can be delineated by either physical or abstract boundaries. These boundaries determine the form of the space which can be three-dimensional such as a room, or a two-dimensional surface such as a walkway. The form of the space can create a medium for action or movement which is related to the function of the space. Many spaces are also largely unoccupied, but serve a function within the facility. This table is only concerned with form; Table 13 - Spaces by Function is concerned with the purpose or use of a space.

Examples

Room, Alcove, Cavity, Courtyard, Easement, City Block

Table Uses

Storing and retrieving information, space planning, construction project programming and budgeting, compiling historical cost and operation data, designating spaces and activities for building codes and ordinances, inventorying spaces for property transfer, classifying spaces for facility management operations and categorizing objects for software.

Table Users

Librarians, design professionals, space planners and programmers, estimators, building officials, real estate agents, facility managers, and computer programmers.

Legacy Sources

- ISO IS 12006-2 Table 4.4 Spaces (by degree of enclosure)
- Uniclass Table F, Spaces

Primary Properties

Degree of Enclosure: fully enclosed, partially enclosed, open.

Size: FOOTPRINT: horizontal dimensions (x, y): small, medium, large, extra large; HEIGHT: vertical dimension (z): low, medium, high. Size can be quantified through measurement. Spaces are usually measured by the area of their footprint, although volume is also a common measurement. Relevant measurements include gross area, net area, assignable area, usable area, rentable area, and circulation area.

Position: relative to a datum: GRADE (below grade, on grade, above grade); CARDINAL DIRECTION (north facing, south facing, east facing, west facing, NE, SE, SW, NW); OTHER SPACES (central, perimeter, frontal, rear, between)

Shape: FOOTPRINT: Centralized (ratio of x to y less than 2 to 1, including: rectangular, circular (or part thereof), polygonal, irregular), Linear (ratio of x to y greater than 2 to 1, including: rectangular and Irregular); OVERHEAD: flat, sloped or bent, curved (vaulted, domed, etc.), Combination/other; FLOOR PLANE: flat, sloped, multi-level; INTERIOR: uninterrupted (clear span), interrupted (by columns, partitions, etc.)

Number	Title
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Numbers & Titles

14-11 00 00 Fully Enclosed Spaces

14-11 11 00 Rooms

- 14-11 11 11 Room
- 14-11 11 14 Lobby
- 14-11 11 17 Hall
- 14-11 11 21 Auditorium
- 14-11 11 24 Anteroom
- 14-11 11 27 Office
- 14-11 11 99 Other Rooms

14-11 14 00 Levels

- 14-11 14 11 Level
- 14-11 14 14 Floor
- 14-11 14 17 Story
- 14-11 14 21 Basement (Includes: Cellar)
- 14-11 14 24 Attic
- 14-11 14 99 Other Levels

14-11 17 00 Atria

- 14-11 17 11 Gallery
- 14-11 17 14 Mall
- 14-11 17 17 Atrium
- 14-11 17 21 Enclosed Court
- 14-11 17 99 Other Atria

14-11 21 00 Shafts

- 14-11 21 11 Stair Enclosure
- 14-11 21 14 Elevator Shaft
- 14-11 21 17 Mechanical Shaft
- 14-11 21 99 Other Shafts

14-11 24 00 Interstitial Spaces

- 14-11 24 11 Plenum
- 14-11 24 14 Cavity
- 14-11 24 17 Interstitial Floor
- 14-11 24 99 Other Interstitial Spaces

14-11 27 00 Compartments

- 14-11 27 11 Chamber
- 14-11 27 14 Compartment
- 14-11 27 99 Other Compartments

14-14 00 00 Partially-Enclosed Spaces

14-14 11 00 Recessed Spaces

- 14-14 11 11 Alcove
- 14-14 11 14 Niche
- 14-14 11 17 Exedra
- 14-14 11 99 Other Recessed Spaces

Number	Title
14-14 14 00	Transition Spaces
14-14 14 11	Corridor
14-14 14 14	Vestibule
14-14 14 17	Nave
14-14 14 99	Other Transition Spaces
14-14 17 00	Raised Spaces
14-14 17 11	Mezzanine
14-14 17 14	Balcony
14-14 17 17	Stage
14-14 17 21	Platform
14-14 17 99	Other Raised Spaces
14-14 21 00	Lowered and Sunken Spaces
14-14 21 11	Pit
14-14 21 14	Pool
14-14 21 99	Other Lowered and Sunken Spaces
14-14 99 00	Other Partially-Enclosed Spaces
14-17 00 00	Non-Enclosed Spaces
14-17 11 00	Stations
14-17 11 11	Work Station
14-17 11 14	Cubicle
14-17 11 17	Counter
14-17 11 99	Other Stations
14-17 14 00	Grouped Spaces
14-17 14 11	Seating Group
14-17 14 14	Seating Row
14-17 14 17	Seating Section
14-17 14 21	Aisle
14-17 14 99	Other Groups
14-17 17 00	Zones
14-17 17 11	Air Distribution Zone
14-17 17 14	Queuing Zone
14-17 17 99	Other Zones
14-17 21 00	Areas
14-17 21 11	Rink
14-17 21 14	Ring
14-17 21 17	Mat
14-17 21 21	Court
14-17 21 99	Other Areas
14-17 99 00	Other Non-Enclosed Spaces
14-21 00 00	Covered Spaces
14-21 11 00	Attached Spaces
14-21 11 11	Porch
14-21 11 14	Porte Cochere

Number	Title
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14-21 11 17	Arcade
14-21 11 21	Cloisters (Includes: Arcaded Courtyard)
14-21 11 24	Breezeway
14-21 11 99	Other Attached Spaces

14-21 14 00	Free-Standing Spaces
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14-21 14 11	Gazebo
14-21 14 14	Trellis
14-21 14 99	Other Free-Standing Spaces

14-21 99 00	Other Covered Spaces
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14-24 00 00	Uncovered Spaces
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14-24 11 00	Routes
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14-24 11 11	Path
14-24 11 16	Trail
14-24 11 14	Trail Head
14-24 11 17	Street (Alternate Terms: Road, Avenue)
14-24 11 24	Alley
14-24 11 27	Sidewalk
14-24 11 31	Walkway
14-24 11 34	Boardwalk
14-24 11 99	Other Routes

14-24 14 00	Outdoor Areas
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14-24 14 11	Terrace
14-24 14 14	Patio
14-24 14 17	Courtyard
14-24 14 21	Light Well
14-24 14 27	Farm Field
14-24 14 31	Planting Bed
14-24 14 34	Yard
14-24 14 37	Roof Area
14-24 14 99	Other Outdoor Areas

14-24 17 00	Intersections and Nodes
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14-24 17 11	Crossroad
14-24 17 14	Intersection
14-24 17 17	Plaza
14-24 17 99	Other Intersections and Nodes

14-24 99 00	Other Uncovered Spaces
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14-27 00 00	Combined Spaces
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14-27 11 00	Integral Combined Spaces
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14-27 11 11	Suite
14-27 11 14	Core
14-27 11 99	Other Integral Combined Spaces

14-27 14 00	Grouped Combined Spaces
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14-27 14 11	Wing
14-27 14 14	Bay
14-27 14 99	Other Grouped Combined Spaces

Number	Title
14-31 00 00 Space Designations to Facilitate Design and Construction	
14-31 11 00 Modules	
14-31 11 11	Planning Module
14-31 11 14	Structural Module
14-31 11 17	Proportional Module
14-31 11 99	Other Modules
14-31 14 00 Clear Spaces	
14-31 14 11	Operational Clear Space
14-31 14 14	Accessible Clear Space
14-31 14 17	Service Space
14-31 14 99	Other Clear Spaces
14-31 17 00 Tolerance Spaces	
14-31 17 11	Planning Tolerance Space
14-31 17 14	Construction Tolerance Space
14-31 17 99	Other Tolerance Spaces
14-31 99 00 Other Space Designations to Facilitate Design and Construction	
14-34 00 00 Topographical Spaces	
14-34 11 00 Sloped Topographical Spaces	
14-34 11 11	Valley
14-34 11 14	Channel
14-34 11 17	Plateau
14-34 11 21	Knoll
14-34 11 24	Ridge
14-34 11 27	Summit
14-34 11 31	Berm
14-34 11 34	Swale
14-34 11 99	Other Sloped Topographical Spaces
14-34 14 00 Flat Topographical Spaces	
14-34 14 11	Plain
14-34 14 14	Meadow
14-34 14 17	Basin
14-34 14 99	Other Flat Topographical Spaces
14-34 17 00 Land and Water Topographical Transitions	
14-34 17 11	Peninsula
14-34 17 14	Point
14-34 17 17	Inlet
14-34 17 21	Bay
14-34 17 24	Shoreline
14-34 17 27	Island
14-34 17 31	Lagoon
14-34 17 99	Other Land and Water Topographical Transitions
14-34 21 00 Topographical Water Spaces	
14-34 21 11	Ocean (Includes: Sea)
14-34 21 14	Pond

Number	Title
14-34 21 17	Lake
14-34 21 21	Reservoir
14-34 21 24	Creek
14-34 21 27	River
14-34 21 99	Other Topographical Water Spaces
14-37 00 00 Legal and Geopolitical Space Designations	
14-37 11 00 Property Limits	
14-37 11 11	Parcel
14-37 11 14	Site
14-37 11 17	Tract
14-37 11 99	Other Property Limits
14-37 14 00 Rights of Way	
14-37 14 11	Right-of-way Space
14-37 14 14	Easement
14-37 14 17	Air Rights Space
14-37 14 21	Mineral Rights Space
14-37 14 99	Other Rights of Way
14-37 17 00 Blocks	
14-37 17 11	City Block
14-37 17 14	Cul-de-sac
14-37 17 17	Planned Unit Development
14-37 17 99	Other Blocks
14-37 21 00 Sub-City Limits	
14-37 21 11	District
14-37 21 14	Neighborhood
14-37 21 17	Campus
14-37 21 21	Compound
14-37 21 24	Base
14-37 21 99	Other Sub-City Limits
14-37 24 00 Municipal Limits	
14-37 24 11	Town
14-37 24 14	City
14-37 24 99	Other Municipal Limits
14-37 27 00 Extra-Municipal Limits	
14-37 27 11	County
14-37 27 14	Region
14-37 27 17	State
14-37 27 21	Province
14-37 27 24	Nation
14-37 27 99	Other Extra-Municipal Limits

End of Table 14