



Designation: E1480 – 92 (Reapproved 2022)

Standard Terminology of Facility Management (Building-Related)¹

This standard is issued under the fixed designation E1480; the number immediately following the designation indicates the year of original adoption or, in the case of revision, the year of last revision. A number in parentheses indicates the year of last reapproval. A superscript epsilon (ϵ) indicates an editorial change since the last revision or reapproval.

1. Scope

1.1 This terminology consists of terms and definitions pertaining to the description, measurement, prediction, improvement, and management of buildings and building-related facilities, and, in particular, terms related to the standards generated by ASTM Committee E06 on Performance of Buildings.

1.2 The purpose of this terminology is to provide meanings and explanations of technical terms, written for both the technical expert and the non-expert user.

1.3 This terminology is one of a group of special terminologies, subsidiary to the comprehensive Terminology E631.

1.4 Terms are listed in alphabetical sequence. Compound terms appear in the natural spoken order. Where definitions herein are adopted from other sources, they are copied exactly. The source is identified at the right margin following the definition and is listed in Section 2. The equivalent term in French is listed in parentheses after the English term.

1.5 *This international standard was developed in accordance with internationally recognized principles on standardization established in the Decision on Principles for the Development of International Standards, Guides and Recommendations issued by the World Trade Organization Technical Barriers to Trade (TBT) Committee.*

2. Referenced Documents

2.1 ASTM Standards:²

E344 Terminology Relating to Thermometry and Hydrometry

E631 Terminology of Building Constructions

E833 Terminology of Building Economics

¹ This terminology is under the jurisdiction of ASTM Committee E06 on Performance of Buildings and is the direct responsibility of Subcommittee E06.25 on Whole Buildings and Facilities.

Current edition approved Jan. 1, 2022. Published January 2022. Originally approved in 1992. Last previous edition approved in 2013 as E1480 – 92 (2013). DOI: 10.1520/E1480-92R22.

² For referenced ASTM standards, visit the ASTM website, www.astm.org, or contact ASTM Customer Service at service@astm.org. For *Annual Book of ASTM Standards* volume information, refer to the standard's Document Summary page on the ASTM website.

E1334 Practice for Rating the Serviceability of a Building or Building-Related Facility (Withdrawn 2013)³

3. Terminology

3.1 Definitions:

active hours—see **hours of operation**.

adjusted serviceability score—see **serviceability score**.

ambient light—see **lighting**.

architectural program—see **facility program**.

area—see **space categories**.

as-built drawing—see **drawing**.

assignable area—see **space categories**.

base building, n (immeuble de base)—a general-purpose office building intended, but not yet adapted, to suit the operational requirements of a specific tenant.

DISCUSSION—Facility management is concerned primarily with the use of office buildings as facilities. When other than office buildings are meant, the term would be modified to, for example, warehouse base building.

basement—see **space categories**.

brief (of a facility)—see **facility program**.

building, n (bâtiment)—a shelter comprising a partially or totally enclosed space, erected by means of a planned process of forming and combining materials. Compare **building construction**. E631

building component, n (composant de bâtiment)—a building element using industrial products that are manufactured as independent units capable of being joined with other elements. E631

DISCUSSION—Examples include an air handling unit; a cooling tower; an electrical transformer; a door.

building construction, n (construire de bâtiment)—(1) the act or process of making or forming a building by assembly or combining elements, components or systems. (2) the structure or part thereof so formed. Compare **building**. E631

building core and service area—see **space categories**.

building envelope, n (enveloppe d'un immeuble)—perimeter elements of a **building**, both above and below ground, that divide the external from the internal environment.

³ The last approved version of this historical standard is referenced on www.astm.org.

DISCUSSION—Commonly included are exterior walls, windows, doors, roofs, and subfloors.

building gross area—see **space categories**.

building occupant—see **occupant**.

building performance, *n* (rendement d'édifice)—the behavior in service of a construction as a whole, or of the building components. Compare **facility performance**. **E631**

durability, *n* (durée) —the capability of a building, assembly, component, product, or construction to maintain serviceability for at least a specified period of time. Compare **facility durability**. **E631**

serviceability, *n* (fonctionnalité)—the capability of a **building**, assembly, component, product, or construction to perform the function(s) for which it is designed or used, or both. Compare **facility serviceability**. **E1334**

building projection, *n* (saillie d'un immeuble)—pilaster, convector, baseboard heating unit, radiator, or other building element located in the interior of a building wall that prevents the use of that space for furniture, equipment, circulation, or other functions.

building service area—preferred term is **building core and service area**. See **space categories**.

building space—see **space categories**.

building subsystem, *n* (sous-système d'immeuble)—complete, integrated set of parts that functions as a unit within the finished **building**. **E631**

building system, *n* (système d'immeuble)—collection of equipment, facilities, and software designated to perform a specific function. **E833**

capital cost, *n* (coût en capital (frais d'immobilisations))—costs of acquiring, substantially improving, expanding, changing the functional use of, or replacing, a **building** or **building system**. **E833**

cellar—see **space categories**.

circulation space—see **space categories**.

classes of buildings, *adj* (catégories d'immeubles)—buildings categorized by selected attributes concerning **facility serviceability** and performance.

combination of features, *n*—see **feature**—of a facility.

component—see **building component**.

criterion—see **requirement statement**.

design program—see **facility performance**.

drawing, *n* (dessin)—

record set drawing (as-built drawing), *n* (dessin de l'ouvrage fini (dessin d'après exécution))—construction drawing revised to show changes made during the construction process, usually based on marked-up prints, drawings, and other data furnished by the contractor.

working drawing, *n* (dessin d'exécution)—detail drawing, usually produced by a draftsman under direction of an architect, engineer, or other designer showing the form, quantity, and relationship of construction elements and materials and indicating their location, identification, grades, dimensions, and connections. **E631**

durability—see **building performance**.

dwelling, *n* (logement)—**building** designed or occupied as the living quarters for one or more families or households. **E631**

engineering economics, *n* (économie du génie)—application of engineering, mathematical, and economic techniques to the economic evaluation of engineering alternatives. **E833**

evaluate, *v* (évaluer (installations))—(a facility) to assess the capability of a facility to perform the function(s) for which it is designed, used, or required to be used.

DISCUSSION—Facility evaluation includes the assessment of **facility performance** in use. *Facility evaluation* is a general term, which incorporates a range of methods and levels of precision.

evaluation—see **facility evaluation**.

fabric, *n* (édifice)—of a *building*, all the elements, components, parts, and materials of a building, at any scale and of any age. **E1334**

historic fabric, *n* (édifice historique)—those portions of the building fabric that have historic significance. **E1334**

facility, *n* (facilité)—a physical setting used to serve a specific purpose. **E1334**

DISCUSSION—A facility may be within a building, or a whole building, or a building plus its site and surrounding environment; or it may be a construction that is not a building. The term encompasses both the physical object and its use. Compare **building**.

facility durability, *n*—(durée de facilité)— of a *facility*, the capability of a facility to maintain serviceability for at least a specified period of time. Compare **durability**—of a *building*. **E1334**

facility evaluation, *n*—comparison of the qualitative and quantitative results of judgments, observations, measurements, analyses, or other tests against performance criteria established for a specified purpose, and to a specified precision and reliability. (see also **requirement statement**.) Compare **rating process**. **E1334**

facility-in-service, *n* (installation en service)—facility as completed and operational; for example, an occupied **building** or a road in service.

facility operator, *n* (exploitant d'installations)—organization or agency having a contract with the owner or investor to operate a facility.

DISCUSSION—The facility operator assumes responsibility after completion of the implementation phase and during and after the commissioning phase.

facility performance, *n* (rendement d'installations)—behavior in service of a facility for a specified use.

DISCUSSION—The scope of this performance is of the facility as a system, including its subsystems, components, and materials and their interactions such as acoustical, hydrothermal, air purity, and economic, and the relative importance of each performance requirement. **E631**

facility program, *n* (programme d'installations)—

design program, *n* (programme de conception)—(*design brief*) document specifying what facilities will be provided to the **occupants**, and confirming to the owner the requirements for the facility.