

Sample Building

CLEANABLE AREA SPREADSHEET DEFINITIONS

A CLEANABLE GROSS AREA “CLNGROSS”

Area defined by the inside finished surface of floor level, as prepared for tenant use.

B NON-CLEANABLE AREA “CLNVP”

Those areas commonly referred to as vertical penetrations (VP) which consist of stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Non-cleanable area also includes those core areas (CLNVP) which are not accessible and not defined as service corridors, public restrooms or mechanical/storage rooms.

C MECHANICAL/STORAGE ROOMS “CLNMECH”

Those areas that support a floor and are necessary for its operation. Such areas defined to the outside face of their enclosing walls.

D NET CLEANABLE AREA

The gross cleanable area (A), minus the non-cleanable area (B), and the mechanical / storage rooms (C).

E PUBLIC LOBBY AREA “CLNPUBLIC”

Area define by the inside finished surface of walls that are used for entrance and egress by the public to gain access to public areas and/or sky lobby levels.

F SERVICE CORRIDORS “CLNSERV”

Those corridors allowing access to the service elevators measured to the inside finished surface of the corridor.

G PUBLIC RESTROOMS “CLNBATH”

Restroom area as defined by the inside face of the enclosing walls.

H TENANT CORRIDORS “CLNTCORR”

Those corridors allowing access to tenant area defined by the inside finished corridor face adjacent to areas of core elements and the centerline of walls adjacent to tenant area.

I TENANT CLEANABLE AREA

The net cleanable area (D), less public lobby areas (E), less service corridors (F), less public restrooms (G), and tenant corridors (H).

J FLOOR VACANCY CLEANABLE

The per floor net usable area for vacant suites.

K MONTHLY TENANT CLEANABLE TOTAL

The tenant cleanable area (I), less floor vacancy cleanable (J).

L MONTHLY BUILDING CLEANABLE TOTAL

The sum of the public lobby areas (E), service corridors (F), public restrooms (G), tenant corridors (H), and monthly tenant cleanable total (K).