



**CSA  
Group**

**Z317.11-17**

# **Area measurement for health care facilities**



This is a preview. [Click here to purchase the full publication.](#)

# Legal Notice for Standards

Canadian Standards Association (operating as “CSA Group”) develops standards through a consensus standards development process approved by the Standards Council of Canada. This process brings together volunteers representing varied viewpoints and interests to achieve consensus and develop a standard. Although CSA Group administers the process and establishes rules to promote fairness in achieving consensus, it does not independently test, evaluate, or verify the content of standards.

## Disclaimer and exclusion of liability

This document is provided without any representations, warranties, or conditions of any kind, express or implied, including, without limitation, implied warranties or conditions concerning this document’s fitness for a particular purpose or use, its merchantability, or its non-infringement of any third party’s intellectual property rights. CSA Group does not warrant the accuracy, completeness, or currency of any of the information published in this document. CSA Group makes no representations or warranties regarding this document’s compliance with any applicable statute, rule, or regulation.

IN NO EVENT SHALL CSA GROUP, ITS VOLUNTEERS, MEMBERS, SUBSIDIARIES, OR AFFILIATED COMPANIES, OR THEIR EMPLOYEES, DIRECTORS, OR OFFICERS, BE LIABLE FOR ANY DIRECT, INDIRECT, OR INCIDENTAL DAMAGES, INJURY, LOSS, COSTS, OR EXPENSES, HOWSOEVER CAUSED, INCLUDING BUT NOT LIMITED TO SPECIAL OR CONSEQUENTIAL DAMAGES, LOST REVENUE, BUSINESS INTERRUPTION, LOST OR DAMAGED DATA, OR ANY OTHER COMMERCIAL OR ECONOMIC LOSS, WHETHER BASED IN CONTRACT, TORT (INCLUDING NEGLIGENCE), OR ANY OTHER THEORY OF LIABILITY, ARISING OUT OF OR RESULTING FROM ACCESS TO OR POSSESSION OR USE OF THIS DOCUMENT, EVEN IF CSA GROUP HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, INJURY, LOSS, COSTS, OR EXPENSES.

In publishing and making this document available, CSA Group is not undertaking to render professional or other services for or on behalf of any person or entity or to perform any duty owed by any person or entity to another person or entity. The information in this document is directed to those who have the appropriate degree of experience to use and apply its contents, and CSA Group accepts no responsibility whatsoever arising in any way from any and all use of or reliance on the information contained in this document.

CSA Group is a private not-for-profit company that publishes voluntary standards and related documents. CSA Group has no power, nor does it undertake, to enforce compliance with the contents of the standards or other documents it publishes.

## Intellectual property rights and ownership

As between CSA Group and the users of this document (whether it be in printed or electronic form), CSA Group is the owner, or the authorized licensee, of all works contained herein that are protected by copyright, all trade-marks (except as otherwise noted to the contrary), and all inventions and trade secrets that may be contained in this document, whether or not such inventions and trade secrets are protected by patents and applications for patents. Without limitation, the unauthorized use, modification, copying, or disclosure of this document may violate laws that protect CSA Group’s and/or others’ intellectual property and may give rise to a right in CSA Group and/or others to seek legal redress for such use, modification, copying, or disclosure. To the extent permitted by licence or by law, CSA Group reserves all intellectual property rights in this document.

## Patent rights

Attention is drawn to the possibility that some of the elements of this standard may be the subject of patent rights. CSA Group shall not be held responsible for identifying any or all such patent rights. Users of this standard are expressly advised that determination of the validity of any such patent rights is entirely their own responsibility.

## Authorized use of this document

This document is being provided by CSA Group for informational and non-commercial use only. The user of this document is authorized to do only the following:

If this document is in electronic form:

- load this document onto a computer for the sole purpose of reviewing it;
- search and browse this document; and
- print this document if it is in PDF format.

Limited copies of this document in print or paper form may be distributed only to persons who are authorized by CSA Group to have such copies, and only if this Legal Notice appears on each such copy.

In addition, users may not and may not permit others to

- alter this document in any way or remove this Legal Notice from the attached standard;
- sell this document without authorization from CSA Group; or
- make an electronic copy of this document.

If you do not agree with any of the terms and conditions contained in this Legal Notice, you may not load or use this document or make any copies of the contents hereof, and if you do make such copies, you are required to destroy them immediately. Use of this document constitutes your acceptance of the terms and conditions of this Legal Notice.



This is a preview. [Click here to purchase the full publication.](#)

# ***Standards Update Service***

***Z317.11-17***

***March 2017***

**Title:** *Area measurement for health care facilities*

To register for e-mail notification about any updates to this publication

- go to [shop.csa.ca](http://shop.csa.ca)
- click on **CSA Update Service**

The **List ID** that you will need to register for updates to this publication is **2425133**.

If you require assistance, please e-mail [techsupport@csagroup.org](mailto:techsupport@csagroup.org) or call 416-747-2233.

Visit CSA Group's policy on privacy at [www.csagroup.org/legal](http://www.csagroup.org/legal) to find out how we protect your personal information.

**Z317.11-17**  
***Area measurement for health care  
facilities***



*®A trademark of the Canadian Standards Association, operating as "CSA Group"*

*Published in March 2017 by CSA Group  
A not-for-profit private sector organization  
178 Rexdale Boulevard, Toronto, Ontario, Canada M9W 1R3*

*To purchase standards and related publications, visit our Online Store at [shop.csa.ca](http://shop.csa.ca)  
or call toll-free 1-800-463-6727 or 416-747-4044.*

*ISBN 978-1-4883-0734-8*

*© 2017 CSA Group*

*All rights reserved. No part of this publication may be reproduced in any form whatsoever  
without the prior permission of the publisher.*

[This is a preview. Click here to purchase the full publication.](#)

# Contents

Technical Committee on Health Care Facilities	2
Subcommittee on Area Measurement for Health Care Facilities	5
Preface	7
<b>0 Introduction</b>	<b>9</b>
<b>1 Scope</b>	<b>9</b>
<b>2 Reference publications</b>	<b>10</b>
<b>3 Definitions</b>	<b>11</b>
<b>4 General</b>	<b>13</b>
<b>5 Gross area</b>	<b>14</b>
5.1 Gross floor area (single floor)	14
5.1.1 General	14
5.1.2 Exclusions from gross floor area	14
5.1.3 Inclusions in gross floor area	15
5.1.4 Special situations	16
5.1.5 Reporting of gross floor area exclusions	17
5.2 Building gross square metres (BGSM)	17
5.3 Component gross square metres (CGSM)	17
<b>6 Net area</b>	<b>18</b>
6.1 Net room area	18
6.2 Net component area	19
6.3 Shared facilities	19
6.4 Net floor area (single floor)	20
6.5 Net building area	20
Annex A (mandatory) — Rounding of numerical data	31
Annex B (informative) — Examples illustrating area definitions	32
Annex C (informative) — Programmed area concept	38
Annex D (informative) — Commercial and leasing arrangements	39
Annex E (informative) — Specific guidance on area measurement as it relates to cost estimating	41