

Building Area

Overview

The **Building Area** divider lists the building areas added to the building drawing in either Govern Sketch and Apex, depending on the application you are using. It totals the areas for each code and lists them under the following headings: Area Code, Base Area, Actual Area, Heated Area, Percent Heated, Perimeter, Living Area, and Effective Area. It lists the following details for each code. This information is saved to MA_BLDG_AREA:

Overriding the Building Area

The Building Area divider has two states:

Override State

In this state, you can add, update, and delete building area codes in the Building Area grid.

When you are in this state, the **Block Area Override**  icon is visible. Click this icon to do the following:

- Prevent users from making any modifications to the data on the grid.
- Reset the Building Area grid

Note: When you click the Block Area Override icon, the application resets the Building Area grid. All the existing overrides are removed. The grid is populated from the building areas drawn on the Drawing Editor.

Normal State


In this state, you cannot add, update, or delete the building areas codes in the Building Area grid.

This is the default state before any modifications are made to the Building Area grid.


The **Allow Area Override** icon  is visible.

Click the **Allow Area Override** icon to permit users to add, modify, and delete building area codes in the grid.

Building Area Icons


New: Click the **New** icon  to add a new area code for the building. For the Drawing Area calculation, this is the same as adding a new area in the Govern Sketch or Apex drawing editor. The added area is used in the calculation; however, it is not added to the drawing or sketch on the editor. *See Area on page 153.*

To add a new row, select the last row in the list. click the **Allow Building Area Modifications** icon and click the **New** icon.

Cancel: The **Cancel** icon  is displayed when you click New. Click Cancel icon to remove a new unsaved row.

Overriding the Building Area

The Building Area tab has two states, an override state in which you can add, modify, and delete areas to the building and a blocked state.

Save: Click the **Save** icon  to save a new entry or modifications to an existing one.

Delete: Click the **Delete** icon  to remove a saved row.

Viewing Building Area Records

The **Building Area** divider displays values for each area code by *Base Area, Actual Area, Heated Area, Percent Heated, Heated, Perimeter, Living Area, Effective Area, Building ID, and Building Sequence*:

Totals are provided for each column. These totals are also displayed on the *Building Structural Elements and Features Values* tab of the form.

Base Area: This column provides the area defined for the area code by a drawing tool.

Actual Area: This column displays the Base Area multiplied by the Actual Rate as defined in the **Actual Area %** field on the *Drawing Area Codes* form

$$\text{Actual Area} = \text{Base} * \text{Actual Area \%}$$

Heated Area: This column displays one of the following options: Heated, Not Heated, or Partially Heated to indicate the area of the building that is heated.

Govern CAMA Buildings

Heated %: This column displays the percentage of the area that is heated as defined in the **Heated** field on the Drawing Area Codes form, as follows:

- If **Not Heated** is selected in the **Heated** field, no value is displayed in the **Heated %** field.
- If **Heated** is selected in the **Heated** field, 100% is displayed in the **Heated %** field.
- If **Partially Heated** is selected in the **Heated** field, -1 is displayed in the **Heated %** field and a double asterisk is displayed beside the area code.

For Partially Heated:

1. Double-click anywhere in the row beside the area code.
2. Enter a percentage in the *Heated Structure* text box.
3. Click **OK**.

Note: This text box appears when Partially Heated is selected under **Heated**

Perimeter: This column displays the perimeter of the area if **Perimeters** is selected on the *Drawing Area Codes* form. This is also displayed in the Structural Element grid on the *Building Drawing Edit* form.

Note: If a row for a structural element is grayed out, the values are not included when the total amounts are calculated. See *Exclude From Computation* on page 110 in the Administrator section.

Living: This column displays the value in the Actual column if **Living Area** is selected on the *Drawing Area Codes* form (Base * Actual %). Otherwise, no value is displayed. In the final calculation for the building this value determines the percentage of the actual area that can be calculated as living space.

Building ID: This field displays the Building ID defined for the property on the Buildings record.

Building Sequence Number: This field displays the Building Sequence Number defined for the property on the Buildings record.

Negative Area

Negative areas are displayed on the Building Area tab if codes with negative area are drawn. Typically, negative areas are used to represent areas, such as a stairwell or courtyard that do not need to be included in the overall area of the building. The following screen shot includes codes with negative areas.