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Facility Management - Part 9: Study of area and space measurement standards and guidelines used in Europe

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Facility Management - Part 9: Study of area and space measurement standards and guidelines used in Europe

Étude des normes et lignes directrices utilisées en Europe pour la mesure de la superficie et de l'espace

Untersuchung der in Europa verwendeten Standards und Leitlinien für die Flächen- und Raummessung

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EUROPEAN COMMITTEE FOR STANDARDIZATION
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CEN TR 15221-9:2025 (E)**European foreword**

This document (CEN/TR 15221-9:2025) has been prepared by Technical Committee CEN/TC 348 “Facility Management”, the secretariat of which is held by SN.

Attention is drawn to the possibility that some of the elements of this document may be the subject of patent rights. CEN shall not be held responsible for identifying any or all such patent rights.

This document is part of the EN 15221-series for Facility Management and together with EN ISO 41000-series they form the European family of FM standards. A list of all parts in the series can be found on the CEN website: www.cencenelec.eu.

Any feedback and questions on this document should be directed to the users’ national standards body. A complete listing of these bodies can be found on the CEN website.

0 Introduction

0.1 Facility Management standards

Facility Management (FM) ensures the functionality, comfort, safety, performance and efficiency of the built environment by integrating people, place, process, and technology. The European Standards provide a coherent framework for defining, implementing, and improving FM practices across various organizational contexts, aligning with international best practices and evolving organizational or core business needs.

Developed by the European Committee for Standardization (CEN), the EN 15221 series aligns closely with the ISO 41000 series, ensuring consistency in terminology, processes, and methodologies. They are designed to support organizations in optimizing resource use, enhancing support service quality, and delivering value through effective FM. They reflect the collective expertise of professionals, industry stakeholders, and national standardization bodies, ensuring that it is both practical and adaptable to the dynamic nature of the FM sector.

The European standards on Facility Management (FM) consist of two series:

- EN 15221
- EN ISO 41000

For an overview of published standards and ongoing work, see CEN Website: www.cencenelec.eu

These series address a wide range of FM topics, including terminology, management system, service procurement, quality management, space planning and more.

Their purpose is to standardize practices and provide organizations with tools to align FM strategies with their broader business objectives. By offering a structured approach, the series serves as a foundation for organizations of all sizes to develop sustainable, resilient, and future-ready facilities that contribute to organizational success, and thus achieve greater performance, efficiency, sustainability, and stakeholder satisfaction.

0.2 Study of area and space measurement standards and guidelines used in Europe

This document describes the standards and guidelines used to measure the floor areas of buildings in different CEN member countries. The report has not been able to provide a very reliable assessment of the extent to which these standards are used or how they meet their intended purpose.

The information in the report is based partly on the results of a survey addressed to CEN member organisations of CEN/TC 348 and partly on information gathered by CEN/TC 348 WG 6 “Space measurement in Facility Management” members. In addition to the national standards, the report also describes the content and use of other key industry standards for Facility Management.

Based on the information collected, WG 6 has analysed the current status of area and space measurement standards in Europe and assessed possible development needs and target status. These assessments have considered the increasing use of Building Information Modelling (BIM)-based design in construction and renovation projects. The background research, analyses and assessments are intended to support the further development of EN standards for measuring areas and volumes.

CEN TR 15221-9:2025 (E)**1 Scope**

This document provides the information gathered from the national standardization bodies regarding area and space measurement standards and local rules. This document also identifies the potential liaisons and stakeholders in addition to complementary standards to support the review of EN 15221-6:2011 [1]. Finally, this document contains a preliminary gap analysis of EN 15221-6:2011 and documents the criteria for the review work of the standard.

2 Normative references

The following documents are referred to in the text in such a way that some or all of their content constitutes requirements of this document. For dated references, only the edition cited applies. For undated references, the latest edition of the referenced document (including any amendments) applies.

EN ISO 41011, *Facility management - Vocabulary (ISO 41011)*

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