



ECO2.1

Flexibility and adaptability



Objective

This criterion is aimed at making the building's design as flexible as possible and creating the greatest possible potential for conversion.

Benefits

The ease with which a building can be adapted to changing requirements helps raise user satisfaction; it can prolong the building's service life and lower costs incurred throughout its life cycle. Flexibility and adaptability reduce the risk of vacancy and can contribute to buildings long-term economic success.

Contribution to overriding sustainability goals



	CONTRIBUTION TO THE SUSTAINABLE DEVELOPMENT GOALS (SDGS) OF THE UNITED NATIONS (UN)	CONTRIBUTION TO THE GERMAN SUSTAINABILITY STRATEGY
 Moderate	11.3 Participatory, integrated, sustainable settlement planning	11.1.a/c Land use
 Low	8.4 Global resource efficiency and decoupling economic growth 12.2 Use of natural resources 12.5 Reducing and eliminating waste	7.1.a/b Resource conservation 8.1 Resource conservation



Outlook

For most types of buildings, flexibility and the possibility to be converted for other types of use is one of the key issues that we must address in the future in light of social change. Demographic change, Work 4.0, Industry 4.0 and digitisation will substantially change the demands on our buildings. This criterion is set to become increasingly important and will be adapted to incorporate technological advancements in the future.

Share of total score

	SHARE	WEIGHTING FACTOR
Office Education Residential Hotel	7.5%	3
Consumer market Shopping centre		
Business premises Logistics		
Production	9.6%	3



EVALUATION



The aim here should be to achieve a high proportion of usable floor area relative to the total floor area of the building, building depths that allow for conversion for other uses, a good ratio between the floor area and number of building access cores, aspects affording flexibility to the floor plans, a highly flexible structural design and highly adaptable technical building services. In this criterion, a maximum of 100 points can be achieved in total without bonuses, or a maximum of 110 points including bonuses.

NO.	INDICATOR	POINTS
1	Space efficiency	
1.1	Space efficiency Space efficiency factor: Proportion of usable floor area (UA) / gross floor area (GFA)	
	Office ≤ 0.48 – ≥ 0.75	1–10
	Education ≤ 0.48 – ≥ 0.75	1–30
	Hotel ≤ 0.43 – ≥ 0.70	1–30
	Residential ≤ 0.60 – ≥ 0.80	1–20
	Consumer market ≤ 0.70 – ≥ 0.90	1–20
	Shopping centre Category I: ≤ 0.55 – ≥ 0.65 Category II: ≤ 0.50 – ≥ 0.60	1–20
	Business premises ≤ 0.50 – ≥ 0.70	1–20
	Logistics and production	Max. 20
	Proportion values documented under a)	1
	Proportion values documented under a) and b) or c)	14
	Proportion values documented under a), b) and c)	20
	See "Method":	
	a): Cost optimisation	
	b): Environmental optimisation	
	c): Contribution towards social optimisation	



NO.	INDICATOR	POINTS
2	Ceiling height	
2.1	Shell dimension	
	Office ≥ 3.00 m	10
	Education ≥ 3.00 m	15
	Residential ≥ 2.50 m – ≥ 2.75 m	7–10
	Hotel > 2.50 m (hotel rooms) and ≥ 3.25 m (general areas)	10
	Consumer market ≥ 3.25 m (rented space)	10
	Shopping centre ≥ 3.90 m (rented space)	10
	Logistics ≥ 6.00 m – ≥ 10.50 m	5–10
	Production and Business premises not included	
3	Building depth	
3.1	Building case 1: Standard scenario (external wall – external wall) Building case 2: Building access core (external wall – core)	
	Office Hotel	Max.
		10
	■ Building case 1 10.00 m ≤ building depth ≤ 16.50 m	5
	12.50 m ≤ building depth ≤ 14.50 m	10
	■ Building case 2 5.00 m ≤ building depth ≤ 8.25 m	5
	6.25 m ≤ building depth ≤ 7.25 m	10
	Residential	Max.
		10
	■ Building case 1 11.50 m ≤ building depth ≤ 13.50 m, uniform building depth	5
	11.50 m ≤ building depth ≤ 13.50 m, varying building depth	10
	■ Building case 2 5.75 m ≤ building depth ≤ 6.75 m, uniform building depth	5



NO.	INDICATOR	POINTS
	6.25 m ≤ building depth ≤ 6.75 m, varying building depth	10
Re 3	<p>INNOVATION AREA</p> <p>Explanation: Conceptual model of alternative approaches that show that alternative building depths allow the building to be easily converted for other uses.</p> <p>Does not apply to</p> <p>Education Consumer market Shopping centre Business premises Logistics Production</p>	 As in 3.1
4	Vertical access	
4.1	<p>Relationship between the gross floor area and the number of building access cores, on a per-storey basis [GFA(Standard Case) storey / n building access cores]</p> <p>Office Hotel ≤ 1200 m² to ≤ 400 m²</p> <p>Education ≤ 1200 m² to ≤ 400 m²</p>	<p>1–10</p> <p>1–15</p>
NO.	INDICATOR	POINTS
Re 4	<p>INNOVATION AREA</p> <p>Explanation: Conceptual model of alternative approaches that show that the vertical infrastructure allows the building to be easily converted for other uses.</p> <p>Does not apply to</p> <p>Residential Consumer market Shopping centre Business premises Logistics Production</p>	 See above
5	Floor layout	
5.1	<p>Flexibility aspects of the floor plan</p> <p>Office</p> <ul style="list-style-type: none"> Sanitary facilities or connections (shaft) provided for retrofitting for subsequent separation into units ≤ 400 m² <p>Residential</p> <ul style="list-style-type: none"> The living spaces in every housing unit consist of non-dedicated rooms (e.g. 3 x 3 m, ideally 4 x 4 m) Load-bearing and non-load-bearing walls within a specified structure allow the layout to be changed as required <p>Logistics</p>	<p>10</p> <p>Max. 15</p> <p>+10</p> <p>+5</p> <p>Max. 20</p>



- Sanitary facilities or connections (shaft) provided for retrofitting for subsequent separation into smaller units +10
- For separation into smaller units, separate infrastructure and use (separate billing or rental units) is possible +10

Production

- For separation into smaller units, separate infrastructure and use (separate billing or rental units) is possible **10**

Re 5 **INNOVATION AREA**



See
above

Explanation: Conceptual model of alternative approaches that show that the rooms can easily be adapted for different uses.

Does not apply to

Hotel **Consumer market** **Shopping centre** **Business premises** **Education**




NO.	INDICATOR	POINTS
6	Structure	
6.1	Flexibility aspects of the structure	
	Office	Max. 10
	<ul style="list-style-type: none"> ■ The majority of internal partitions is not load-bearing +2.5 ■ Partition walls can be installed on each façade axis without intervention in the floor or ceiling +2.5 ■ Partition walls can be re-used. +2.5 ■ Structural engineering provides sufficient contingencies to allow for increased loads arising from possible conversions. +2.5 	
	Education	Max. 40
	<ul style="list-style-type: none"> ■ The majority of internal partitions are not load bearing +10 ■ Partition walls can be installed on each façade axis without intervention in the floor or ceiling +10 ■ Partition walls can be re-used. +10 ■ Structural engineering provides sufficient contingencies to allow for increased loads arising from possible conversions. +10 	
	Residential	Max. 5
	<ul style="list-style-type: none"> ■ The majority of internal partitions are not load bearing +2.5 ■ Shaft configuration allows for flexibility in the planning of kitchen and sanitary connections in a concentrated indoor area. +2.5 	
	Hotel	Max. 40
	<ul style="list-style-type: none"> ■ The majority of internal partitions are not load bearing +10 ■ Partition walls can be installed on each façade axis without intervention in the floor or ceiling +10 ■ Space is provided that can be flexibly separated into conference and catering areas as required. +10 ■ Structural engineering provides sufficient contingencies to allow for increased loads arising from possible conversions. +10 	
	Consumer market	Max. 30
	<ul style="list-style-type: none"> ■ Structural engineering provides sufficient contingencies to allow for increased loads arising from possible conversions. Alternatively: The structural system permits subsequent modifications in load-bearing ceiling/wall areas (in case of interventions in the load-bearing structure, a static calculation must be carried out). +10 ■ Installation areas are provided for tenant installations (e.g. refrigeration units) with corresponding payload/area reserve capacities. +10 ■ There is potential for expansion (e.g. expansion of lift installations and lifting equipment) for delivery purposes. A logistics concept exists that shows the reserve capacities (that can be used e.g. when switching to new product lines/tenants). +10 	



NO.	INDICATOR	POINTS
	Shopping centre	Max. 30
	Structural engineering provides sufficient contingencies to allow for increased loads arising from possible conversions. Alternatively: The structural system permits subsequent modifications in load-bearing ceiling/wall areas (in case of interventions in the load-bearing structure, a static calculation must be carried out).	+5
	■ Installation areas are provided for tenant installations (e.g. refrigeration units) with corresponding payload/area reserve capacities.	+5
	■ There is potential for expansion for delivery purposes. A logistics concept exists that shows the reserve capacities.	+10
	■ For remodelling, interior finishing and installation work, or adding the spatial boundaries between the rented spaces and the shopping street (shop façades), easy-to-install and easy-to-remove connection points are provided as part of the structural design of the building's interior finishing.	+10
	■ Connection to the façade: In the ceiling area, there are connection facilities for the tenant façade	
	■ Abutment with the floor: There is a finishing strip on the floor at the transition to the rented area	
	■ Connection to the sides: Easy-to-remove side coverings with substructure for fastening to the sides of the shop façade	
	Business premises	Max. 30
	Structural engineering provides sufficient contingencies to allow for increased loads arising from possible conversions. Alternatively: The structural system permits subsequent modifications in load-bearing ceiling/wall areas (in case of interventions in the load-bearing structure, a static calculation must always be carried out).	+5
	■ Installation areas are provided for tenant installations (e.g. refrigeration units) with corresponding payload/area reserve capacities.	+5
	■ There is potential for expansion for delivery purposes. A logistics concept exists that shows the reserve capacities.	+10
	■ Rental units can be divided and remodelled without significant building work (such as changing the façade design/layout). The structural design solutions provided for here are incorporated into the planning.	+10
	Logistics	Max. 30
	■ Building expansion can be implemented without modifying the existing load-bearing structure.	+10
	■ Expansion within the building can also be implemented vertically (e.g. supports for mezzanine floors).	+10
	■ Payload reserves for converting buildings for alternative uses have been taken into account in the structural analysis and have been provided.	+10



NO.	INDICATOR	POINTS
	Production	Max. 20
	<ul style="list-style-type: none"> ■ Building expansion can be implemented without modifying the existing load-bearing structure. +5 ■ Expansion within the building can also be implemented vertically. +5 ■ The support grid is laid out such that sufficient spans are available should the production processes be changed/expanded. +5 ■ Payload reserves for converting buildings for alternative uses have been taken into account in the structural analysis and have been provided. +5 	
Re 6	INNOVATION AREA	
	<p>Explanation: Conceptual model of alternative approaches that show that the structural design is flexible.</p>	 <div style="background-color: #ADD8E6; padding: 5px; display: inline-block;">See above</div>
7	Technical building services	
7.1	Flexibility aspects of the technical building services	
	Office Residential Consumer market	Max. 40
	Production	Max. 50
	Logistics	Max. 20
	In case of modifications in the room situation or restructuring the distribution systems and connections can be adapted.	
7.1.1	Ventilation/HVAC	+Max. 10
	<ul style="list-style-type: none"> ■ Only with significant structural amendments 1 ■ With minor structural amendments 7 ■ Does not require structural amendments 10 	
7.1.2	Cooling	+Max. 10
	<ul style="list-style-type: none"> ■ Only with significant structural amendments 1 ■ With minor structural amendments 7 ■ Does not require structural amendments 10 	
7.1.3	Heating	+Max. 10
	<ul style="list-style-type: none"> ■ Only with significant structural amendments 1 ■ With minor structural amendments 7 ■ Does not require structural amendments 10 	
7.1.4	Water – Vertical WC connections	+Max. 10
	<ul style="list-style-type: none"> ■ Only with significant structural amendments 1 ■ With minor structural amendments 7 ■ Does not require structural amendments 10 	
	Production	
7.1.5	Electrics	+Max. 10
	<ul style="list-style-type: none"> ■ Only with significant structural amendments 1 ■ With minor structural amendments 7 	



NO.	INDICATOR	POINTS
	<ul style="list-style-type: none"> ■ Does not require structural amendments 	10
	Logistics Heating and electrics only	
	Shopping centre	Max. 40
	Business premises	Max. 50
	<p>QL 1: The building services are in the form of a fixed transfer point for the rental units. Adaptation work may be necessary if the room situation is changed or the room or building is remodelled. Adjustment/regulation work has been undertaken; distribution and generation reserve capacities are not retained.</p> <p>QL 2: The building services are configured such that, thanks to distribution reserve capacities, it is easier to respond to increases in demand, e.g. an increase in power if the room situation is changed or the room or building is remodelled.</p> <p>QL 3: The building services are configured such that, thanks to generation and distribution reserve capacities, it is very easy to respond to increases in demand, e.g. an increase in power if the room situation is changed or the room or building is remodelled.</p>	
7.1.6	Cooling: Cooling supply system	+Max. 10
	<ul style="list-style-type: none"> ■ QL 1 ■ QL 2 ■ QL 3 	<p>1</p> <p>6</p> <p>10</p>
7.1.7	Heating: Heating supply system	+Max. 10
	<ul style="list-style-type: none"> ■ QL 1 ■ QL 2 ■ QL 3 	<p>1</p> <p>6</p> <p>10</p>
7.1.8	Water: Water supply and waste water system	+Max. 10
	<ul style="list-style-type: none"> ■ QL 1 ■ QL 2 ■ QL 3 	<p>1</p> <p>6</p> <p>10</p>
7.1.9	Electrics: Electricity supply system	+Max. 10
	<ul style="list-style-type: none"> ■ QL 1 ■ QL 2 ■ QL 3 	<p>1</p> <p>6</p> <p>10</p>
	Business premises	
7.1.10	Ventilation/HVAC	+Max. 10
	<ul style="list-style-type: none"> ■ For QL 1 rental units ■ QL 2 distribution systems and connections ■ QL 3 generation systems, distribution systems and connections 	<p>1</p> <p>6</p> <p>10</p>

Re 7 **INNOVATION AREA**

Explanation: Conceptual model of alternative approaches that show that the technical building services are flexible.



See above



NO.	INDICATOR		POINTS
8	<p>CIRCULAR ECONOMY BONUS – HIGH INTENSITY OF USE</p> <p>Explanation: For a significant proportion of the building's usable area (at least 50%), area usage concepts that allow for a higher intensity of use in terms of a higher number of users and different usage times have been implemented (e.g. hot desking/desk sharing, business club, etc.)</p>		+10



SUSTAINABILITY REPORTING AND SYNERGIES

Sustainability reporting

The space efficiency factor, the ceiling height in the shell state, the building depth and the gross floor area/number of building access cores are good key performance indicators (KPIs) to report. For the EU's Level(s) reporting framework, information from the designers on support spacing, wall systems and area layout can be used.

NO.	KEY PERFORMANCE INDICATORS (KPIs)	UNIT
KPI 1	Proportion of usable floor area / gross floor area (GFA)	[m ² /m ²]
KPI 2	Shell dimension	[m]
KPI 3	Building depth	[m]
KPI 4	Gross floor area / number of building access cores	[m ² GFA]
KPI 5	Flexibility for the user: Support spacing [m], non-load-bearing internal wall system [flexible/inflexible], potential for areas to be divided [m ²], in accordance with Level(s), indicator 2.2 (Level 1)	[-]

Synergies with DGNB system applications

- **DGNB DISTRICTS:** In criterion ECO2.3 of schemes UD (urban district) and BD (business district), the information on the GFA can be used.
- **DGNB RENOVATED BUILDINGS:** High synergies with criterion ECO2.1



APPENDIX A – DETAILED DESCRIPTION

I. Relevance

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II. Additional explanation

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Technical and social developments impact on the built environment for work, housing and leisure. This requires highly efficient, flexible and adaptable buildings. The need for adaptation may arise from changes within the building use, or by conversion to a different use (e.g. by a new tenant).

In economic terms, the evaluation of the building's space efficiency is based on the proportion of usable and rentable space in relation to the total area of the building..

This criterion is closely related to TEC1.4, which is focussed on the adaptability of technical systems.

III. Method

Definitions

Space efficiency is assessed from an economic perspective. As an indicator of how cost-effective the use of the space is, the relationship between usable/rentable areas and the total area of the building is taken into consideration.

Flexibility:

The adaptation of the building structure to changes within the existing use (e.g. individual offices becoming open-plan offices – a fulfilment centre becoming a warehouse)

Suitability for conversion:

The adaptation of the building structure to a different use (e.g. office use to hotel use, logistics facility to production facility)

The basis of this aspect of the assessment is the **usable area**. This is defined in accordance with the scheme and common practice in the market segment:

- **For example according to the German gif** (Gesellschaft für immobilienwirtschaftliche Forschung e.V. [Society of Property Researchers, Germany]):
CRA + vehicle parking areas / GFA (Standard Case) (= MF-O + CRA according to the gif)
[CRA = commercial rented area, MF-O =]
The rented area CRA applies in this instance to covered, fully enclosed spaces (as defined in DIN 277-1). Vehicle parking areas are to be added to the CRA.
- **For example according to the German DIN 277-1:**
NUF (Standard Case) / GFA (Standard Case)

or any other comparable local rules and regulations used in practice.



The following indicators are evaluated:

Building geometry:

Indicator 1: Space efficiency

To determine how efficiently the space is used, in accordance with the scheme and common practice in the market segment, the proportion of the GFA (RStandard Case) that can be considered usable area (as per the relevant definition) is calculated as follows:

Usable area as defined above / GFA (Standard Case)

For this purpose, the following must be noted:

- Circulation areas within units that can be used without restriction are part of the usable area.
- Necessary corridors leading to emergency exit stairwells used by two units are part of the circulation area.
- Corridors within a unit leading to an emergency exit stairwell are part of the usable area (exclusive use by one unit).
- Foyer areas for which there is evidence that they can be used as assembly points (provided they comply with the requirements of the building regulations) can be wholly included as part of the usable area.

When calculating the space efficiency factor, it is rounded to two decimal places.

Shopping centre

Category I: Plots with simple requirements

- 1–2 storey retail buildings plus 1 additional use level (parking, office, etc.) and
- Few urban planning requirements

Category II: Plots with significant requirements

- Building with ≥ 3 sales levels plus 2 additional use levels (parking, office, etc.) or
- Major urban planning restrictions or
- Challenging plots that require a high proportion of access and circulation areas (e.g. in parallel, round and triangular shopping centres)

Logistics Production

Proportion values documented:

- a): Cost optimisation: The construction and operating costs are reduced by efficient area layout; the use of areas that are difficult to use is dispensed with
- b): Environmental optimisation: The environmental impact of running a property is decreased by reducing the heating, ventilation and cooling system equipment on the premises (NPS only: Through high space efficiency, the sealing of natural soils can be reduced.)
- c): Contribution towards social optimisation: The working environment is positively influenced by well-proportioned spaces and a clear layout (e.g. connecting office and social areas, clearly laid out mezzanine floors, optimised circulation routes)



Indicator 2: Ceiling height

In a project, the height can either be determined from the plans or by measuring. If the room height varies within a room, e.g. in the attic, the average room height must be used.

A standard floor must be defined and applied for the evaluation. Where it is not possible to clearly define a standard floor, documentary evidence must be provided that 80% of the area complies with the height used for the evaluation. Service storeys and underground car park are to be disregarded for the purposes of this aspect of this assessment.

In this criterion, the ceiling height is the shell **dimension** = upper edge of the bare floor to the lower edge of the bare ceiling.

Indicator 3: Building depth

A standard floor must be defined and applied for the evaluation.

The building depth must be available between the two façades of the standard floor for 70% of the usable area. The rooms to be assessed are highlighted in bold in Annex 1.

The building depth can either be determined from the plans or, depending on the progress of the construction work, by measuring.

There are two different scenarios:

Scenario 1: As a rule (with single-loaded or multi-loaded infrastructure), the entire building depth is measured from the inner edge of one external wall to the inner edge of the opposite external wall.

Scenario 2: Near building access cores (e.g. in point (tower) blocks and frontage buildings), the building depth is measured from the front of the core, that is to say, it is the distance between the outer edge of the core wall and the inner edge of the external wall.

Exceptional cases must be presented and assessed in line with scenario 1 or 2.

Documentary evidence regarding floor plan layout:

If the building depths in the building differ from those listed for building case 1 and building case 2 and if the architect commissioned has drawn up a concept that makes the building flexible and suitable for conversion, this can be credited as documentary evidence for the indicator. The concept must show the building's flexibility and suitability for conversion for other conceptual approaches (e.g. in the case of offices: open-plan, cellular, combination office layouts).

Potential for division into multiple units:

Indicator 4: Vertical access

The placement of stairs and lifts has an influence on the building's flexibility in terms of the possible unit sizes and the scope for efficient access to other uses such as offices or residential. The GFA (Standard Case) of the typical floor plan per vertical access core should be calculated. The smaller this ratio is, the easier it is to subdivide the building into smaller units. Only fire escape access cores should be considered. In buildings with more than three floors, only access cores with lifts should be considered.

Exceptional cases must be clearly and logically presented and evaluated.



Indicator 5: Floor layout– Flexibility aspects of the floor layout

Depending on the layout, subsequent subdivision into smaller units may require additional sanitary units.

These should be provided from the outset, or relevant service access should be put in place in order to facilitate their subsequent addition.

It should be possible to convert the building services without significant structural amendments (e.g. zoning thermo-active building components).



Indicator 6: Structure

The structural design is examined in terms of individual components, the quality of which influences the conversion of buildings:

- internal walls
- partition walls
- load reserves

Indicator 7: Technical building services

The adaptability of the technical building services is examined on the basis of the following parameters:

- ventilation/HVAC
- cooling
- heating
- water
- electrics

For this indicator, the amount of structural amendments required in terms of remodelling/changes to rooms within the individual units (flexibility) is taken into consideration. If any of the services under evaluation is not present, points can be awarded.

Definitions:

- **Significant structural amendments** = e.g. requires masonry work or the removal of reinforced concrete building components
- **Minor structural amendments** = installation cavities, doors and corridors are sufficiently large and are provided in sufficient numbers. Accessibility is good. Components can be transported and replaced, e.g. through dry construction work.

IV. Usage-specific description

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APPENDIX B – DOCUMENTATION

I. Required documentation

Examples of possible evidence include the following items. The allocation of points for individual indicators must be backed up by comprehensive and plausible evidence.

Indicator 1: Space efficiency

- Calculation of the CRA [commercial rented area] plus the vehicle parking areas or UA [usable area] (Standard Case) and a list of related floor space
- Calculation of the GFA (Standard Case) and a list of related floor space
- Calculation of the space efficiency factor

Indicator 2: Ceiling height

- Presentation of the heights in extracts from the cross-sectional plans

Indicator 3: Building depth

- Presentation of the building depth in floor plans and/or cross-sectional plans with explanations and a list of the related floor areas
- Documentary evidence regarding floor plan layout: Concept (architect) that shows alternative approaches for making the building flexible and suitable for conversion using floor plans and sections with a brief written and conceptual justification

Indicator 4: Vertical access

- Presentation in floor plans with explanations
- Calculation of the ratio GFA (Standard Case) / number of building access cores

Indicator 5: Floor layout

- Presentation in floor plans with explanations

Indicator 6: Structure

- Presentation of the load-bearing and non-load-bearing components in floor plans with explanations
- Photo documentation with explanations
- Detailed drawings of the ceiling and floor connections, proof of product
- Plausible proof of the calculation of payload reserves

Indicator 7: Technical building services

- Excerpts from the technical building services plans with reference to distribution systems and connections for ventilation/HVAC, cooling, heating and sanitary systems with explanations
- Photo documentation with explanations



APPENDIX C – LITERATURE

I. Version

Change log based on Version 2018

PAGE	EXPLANATION	DATE
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II. Literature

Fundamental sources chosen from the available lists of substances and material data:

- DIN 277-1:2016-01: Areas and volumes of buildings – Part 1: Building construction, Berlin, January 2016
- Gesellschaft für immobilienwirtschaftliche Forschung e.V. [Society of Property Researchers, Germany] (gif): Grundflächen und Rauminhalte von Bauwerken im Hochbau [Areas and volumes of buildings in building construction]. 2005 version
- VDI 6028. Assessment criteria for building services – Fundamental principles (see www.vdi.de/6028)
- VDI 6028 sheet 1.1. Assessment criteria for building services – Technical quality for sustainable buildings (see www.vdi.de/6028)
- ISO 9836:2017. <https://www.sis.se/api/document/preview/922406/>



Annex 1

Indicator 3: Building depth: The rooms to be assessed are highlighted in bold (in accordance with DIN 277-2)

SCHEME	TYPE OF USABLE FLOOR AREA (UA) IN ACCORDANCE WITH DIN 277-2 FOR WHICH DOCUMENTARY EVIDENCE IS REQUIRED	
	TABLE 1: NO. – USE GROUP	TABLE 2: NO. – FLOOR AREAS AND ROOMS
Office	2 – Office work	2.1 Office rooms 2.2 Open-plan offices 2.3 Meeting rooms 2.4 Design rooms 2.5 Rooms with counter(s) 2.6 Control rooms 2.7 Surveillance rooms
Consumer market Shopping centre	4 – Sales and distribution (excl. storage)	4.4 Acceptance and distribution areas (where these are permanent working areas) 4.5 Sales rooms 4.6 Showrooms 3.2 Workshops (where these are permanent working areas)
Logistics Production	2 – Office work (with percentage of administration) 3 – Production, manual and machine work, experiment (with percentage of industrial work)	2.1 Office rooms 2.2 Open-plan offices 2.3 Meeting rooms 2.4 Design rooms 2.5 Rooms with counter(s) 2.6 Control rooms 2.7 Surveillance rooms 3.1 Workshops (where these are permanent working areas) 3.2 Technological laboratories 3.3 Physics, engineering physics and electrical engineering laboratories 3.4 Chemistry, bacteriology and morphology laboratories
Residential	1 – Residing and occupying	1.1 Living spaces 1.2 Common rooms 1.3 Break rooms 1.4 Waiting rooms 1.5 Dining rooms



Hotel	1 – Staying and occupying (with percentage of hotel rooms)	1.1 Living spaces 1.2 Common rooms 1.3 Break rooms 1.4 Waiting rooms 1.5 Dining rooms
	2 – Office work (with percentage of offices)	2.1 Office rooms
Education	5 – Education, teaching and culture	5.1 Classrooms with fixed seating 5.2 General classrooms and practice rooms without fixed seating 5.4 Dedicated classrooms and practice rooms without fixed seating 5.5 Library rooms 5.6 Assembly rooms or areas 5.7 Stages, studios 5.8 Exhibition rooms