



Designation: E 1557 – 97^{ε1}

Standard Classification for Building Elements and Related Sitework—UNIFORMAT II¹

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ε¹ NOTE—Editorial changes were made in August 2000.

1. Scope

1.1 This standard establishes a classification of building elements and related sitework. Elements, as defined here, are major components common to most buildings. Elements usually perform a given function, regardless of the design specification, construction method, or materials used. The classification serves as a consistent reference for analysis, evaluation, and monitoring during the feasibility, planning, and design stages of buildings. Using UNIFORMAT II ensures consistency in the economic evaluation of buildings projects over time and from project to project. It also enhances reporting at all stages in construction—from feasibility and planning through the preparation of working documents, construction, maintenance, rehabilitation, and disposal.

1.2 This classification applies to buildings and related site work. It excludes specialized process equipment related to a building's functional use but does include furnishings and equipment.

1.3 UNIFORMAT II is an elemental format similar to the original UNIFORMAT² elemental classification. UNIFORMAT II differs from the original UNIFORMAT, however, in that it takes into consideration a broader range of building types and has been updated to categorize building elements as they are in current building practice.

2. Referenced Documents

2.1 ASTM Standards:

- E 833 Terminology of Building Economics³
- E 917 Practice for Measuring Life-Cycle Costs of Buildings and Building Systems³
- E 964 Practice for Measuring Benefit-to-Cost and Savings-to-Investment Ratios for Buildings and Building Systems³
- E 1057 Practice for Measuring Internal Rate of Return and Adjusted Internal Rate of Return for Investments in Buildings and Building Systems³
- E 1074 Practice for Measuring Net Benefits for Investments

¹ This classification is under the jurisdiction of ASTM Committee E-6 on Performance of Buildings and is the direct responsibility of Subcommittee E06.81 on Building Economics.

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² The original UNIFORMAT classification was developed jointly by the General Services Administration (GSA) and the American Institute of Architects (AIA).

³ *Annual Book of ASTM Standards*, Vol 04.11.

in Buildings and Building Systems³

E 1121 Practice for Measuring Payback for Investments in Buildings and Building Systems³

E 1185 Guide for Selecting Economic Methods for Evaluating Investments in Buildings and Building Systems³

E 1369 Guide for Selecting Techniques for Treating Uncertainty and Risk in the Economic Evaluation of Buildings and Building Systems³

E 1804 Practice for Performing and Reporting Cost Analysis during the Design Phase of a Building Project³

2.2 ASTM Adjuncts:

Discount Factor Tables, Adjunct to Practices E 917, E 964, E 1057, and E 1074⁴

Computer Program and User's Guide to Building Maintenance, Repair, and Replacement Database for Life-Cycle Cost Analysis, Adjunct to Practices E 917, E 964, E 1057, and E 1121⁵

3. Terminology

3.1 *Definitions*—For definitions of terms used in this classification, refer to Terminology E 833.

4. Significance and Use

4.1 This classification defines building elements as major components to most buildings. The classification is the common thread linking activities and participants in a building project from initial planning through operations, maintenance, and disposal.

4.2 The users of UNIFORMAT II include owners, developers, facilities programmers, cost planners, estimators, schedulers, architects and engineers, specification writers, operating and maintenance staff, manufacturers, and educators.

4.3 Use this classification when doing the following:⁶

4.3.1 Structuring costs on an elemental basis for economic evaluations (Practices E 917, E 964, E 1057, E 1074, E 1121, E 1804 and *Computer Program and User's Guide to Building*

⁴ Available from ASTM Headquarters. Order PCN 12-509179-10.

⁵ Available from ASTM Headquarters. Order PCN 12-509171-10 for the 3.5 in. disk. Order PCN 12-509172-10 for the 5.25 in. disk.

⁶ For a more comprehensive discussion of the uses of UNIFORMAT II, see Bowen, Charette, and Marshall, *UNIFORMAT II—A Recommended Classification for Building Elements and Related Sitework*, National Institute of Standards and Technology Special Publication 841, Gaithersburg, MD, 1992.

Maintenance, Repair, and Replacement Database for Life-Cycle Cost Analysis Adjunct) early in the design process. Using UNIFORMAT II helps reduce the cost of early analysis and contributes to substantial design and operational savings before decisions have been made that limit options for potential savings.

4.3.2 Estimating and controlling costs during planning, design, and construction. Use UNIFORMAT II to prepare budgets and to establish elemental cost plans before design begins. The project manager uses these to control project cost, time, and quality, and to set design-to-cost targets.

4.3.3 Conducting value engineering workshops. Use UNIFORMAT II as a checklist to ensure that alternatives for all elements of significant cost in the building project are analyzed in the creativity phase of the job plan. Also, use the elemental cost data to expedite the development of cost models for building systems.

4.3.4 Developing initial project master schedules. Since projects are built element by element, UNIFORMAT II is an appropriate basis for preparing construction schedules at the start of the design process.

4.3.5 Performing risk analyses. Simulation is one technique (Practice E 1369) for developing probability distributions of building costs when evaluating the economic risk in undertaking a building project. Use individual elements and group elements in UNIFORMAT II for developing probability distributions of elemental costs. From these distributions, build up probability distributions of total project costs to establish acceptable project contingencies or to serve as inputs to an economic analysis. (See Practice E 1185 for guidance as to what economic method to use.)

4.3.6 Structuring cost manuals and recording construction, operating, and maintenance costs in a database. Having a manual or database in an elemental format helps you perform economic analysis early in the design stage and at reasonable cost.

4.3.7 Structuring preliminary project descriptions during the conceptual design phase. It facilitates the description of the scope of the project for the client in a clear, concise, and logical sequence; it provides the basis for the preparation of more detailed elemental estimates during the early concept and preliminary design phases, and it enhances communications among designers and other building professionals by providing a clear statement of the designer's intent.

4.3.8 Coding and referencing standard details in computer-aided design systems. This allows an architect, for example, to reference an exterior wall assembly according to UNIFORMAT II element designations and build up a database of standard details structured according to the classification.

4.4 UNIFORMAT II, as described in this classification, includes sitework normally related to buildings but does not apply to major civil works. It is also unsuitable for process applications or for preparing trade estimates.

5. Basis of Classification

5.1 What part of the built environment is included? The framework in Fig. 1 shows how buildings and related sitework fit in with the rest of the built environment. This classification describes exclusively the elements that make up the blocks

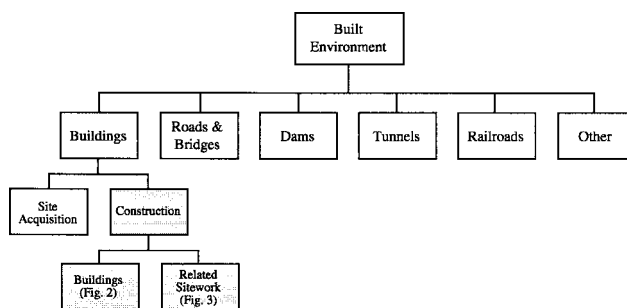


FIG. 1 Possible Framework of the Built Environment

shaded under the *building* block, that is, construction of buildings and related sitework. UNIFORMAT II does not treat other aspects of buildings or other features of the built environment, which are indicated by the non-shaded blocks.

NOTE 1—The other features of the built environment in Fig. 1 are listed for illustrative purposes and are not intended to be a comprehensive list of other features.

5.2 *Criteria for the Classification*—The selected classification, what items to include in it, and in which parts of the classification to include them are based on the following criteria:

5.2.1 The classification will be applicable to any building type, while at the same time allowing for details desirable for specialized buildings. The classification of building elements will be separate from the classification of building-related sitework. The classifications will be hierarchical to allow different levels of aggregation and summarization. And they will relate to other elemental classifications⁷ such as UNIFORMAT and the classification of the Canadian Institute of Quantity Surveyors.⁸

5.2.2 Items in the classification will have significant influence on cost and a high frequency of occurrence. Categories will be defined so as to provide a framework for cost control. The decision as to where among the classification elements to include specific items is to rely on professional judgment as to where building professionals in current practice normally look for such items.

5.2.3 *Classification of Building Elements*—Fig. 2 presents the UNIFORMAT II classification of building elements. It comprises three hierarchical levels: Major Group Elements for Level 1, Group Elements for Level 2, and Individual Elements for Level 3. See Section 6 for detailed lists of specific items that are included and excluded under each individual element listed in the Level 3 category.

5.2.4 *Classification of Building-Related Sitework*—Fig. 3 presents the UNIFORMAT II classification of building-related sitework. See Section 7 for detailed lists of specific items that are included and excluded under each individual element listed in the Level 3 category.

5.2.4.1 UNIFORMAT II is not intended to classify elements of major civil works. Rather, it is provided for exclusive use in

⁷ For more information on other elemental classifications, see Brian Bowen and Robert Charette, "Elemental Cost Classification Standard for Building Design," 1991 AACE Transactions, 1991.

⁸ Available from Canadian Institute of Quantity Surveyors, P.O. Box 124, Station R, Toronto, ON, Canada M4G 3Z3.

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Level 1 Major Group Elements	Level 2 Group Elements	Level 3 Individual Elements
A SUBSTRUCTURE	A10 Foundations	A1010 Standard Foundations A1020 Special Foundations A1030 Slab on Grade
	A20 Basement Construction	A2010 Basement Excavation A2020 Basement Walls
B SHELL	B10 Superstructure	B1010 Floor Construction B1020 Roof Construction
	B20 Exterior Enclosure	B2010 Exterior Walls B2020 Exterior Windows B2030 Exterior Doors
	B30 Roofing	B3010 Roof Coverings B3020 Roof Openings
C INTERIORS	C10 Interior Construction	C1010 Partitions C1020 Interior Doors C1030 Fittings
	C20 Stairs	C2010 Stair Construction C2020 Stair Finishes
	C30 Interior Finishes	C3010 Wall Finishes C3020 Floor Finishes C3030 Ceiling Finishes
D SERVICES	D10 Conveying	D1010 Elevators & Lifts D1020 Escalators & Moving Walks D1090 Other Conveying Systems
	D20 Plumbing	D2010 Plumbing Fixtures D2020 Domestic Water Distribution D2030 Sanitary Waste D2040 Rain Water Drainage D2090 Other Plumbing Systems
	D30 HVAC	D3010 Energy Supply D3020 Heat Generating Systems D3030 Cooling Generating Systems D3040 Distribution Systems D3050 Terminal & Package Units D3060 Controls and Instrumentation D3090 Other HVAC Systems & Equipment D3070 Systems Testing & Balancing
	D40 Fire Protection	D4010 Sprinklers D4020 Standpipes D4030 Fire Protection Specialties D4090 Other Fire Protection Systems
	D50 Electrical	D5010 Electrical Service & Distribution D5020 Lighting and Branch Wiring D5030 Communications & Security D5090 Other Electrical Systems
E EQUIPMENT & FURNISHINGS	E10 Equipment	E1010 Commercial Equipment E1020 Institutional Equipment E1030 Vehicular Equipment E1090 Other Equipment
	E20 Furnishings	E2010 Fixed Furnishings E2020 Movable Furnishings
F SPECIAL CONSTRUCTION & DEMOLITION	F10 Special Construction	F1010 Special Structures F1020 Integrated Construction F1030 Special Construction Systems F1040 Special Facilities F1050 Special Controls and Instrumentation
	F20 Selective Building Demolition	F2010 Building Elements Demolition F2020 Hazardous Components Abatement

FIG. 2 UNIFORMAT II Classification of Building Elements with Alpha-Numeric Designations

support of the construction of buildings. Buildings are usually constructed with roads, utilities, parking areas, and other nonbuilding features. The UNIFORMAT II classification of building-related sitework provides guidance so that planners do

not have to resort to multiple elemental classifications for one project.

Level 1 Major Group Elements	Level 2 Group Elements	Level 3 Individual Elements
G BUILDING SITEWORK	G10 Site Preparation	G1010 Site Clearing G1020 Site Demolition and Relocations G1030 Site Earthwork G1040 Hazardous Waste Remediation
	G20 Site Improvements	G2010 Roadways G2020 Parking Lots G2030 Pedestrian Paving G2040 Site Development G2050 Landscaping
	G30 Site/Mechanical Utilities	G3010 Water Supply G3020 Sanitary Sewer G3030 Storm Sewer G3040 Heating Distribution G3050 Cooling Distribution G3060 Fuel Distribution G3090 Other Site/Mechanical Utilities
	G40 Site Electrical Utilities	G4010 Electrical Distribution G4020 Site Lighting G4030 Site Communications & Security G4090 Other Site Electrical Utilities
	G90 Other Site Construction	G9010 Service and Pedestrian Tunnels G9090 Other Site Systems & Equipment

FIG. 3 UNIFORMAT II Classification of Building Related Sitework with Alpha-Numeric Designations

6. Description of Building Elements

6.1 The following lists show what items are included *and* excluded in the recommended classification at Level 3. Note that the listings of inclusions and exclusions are not intended to be an exhaustive listing. Rather, they provide a general outline of what to expect in that element consistent with the selection criteria outlined in 5.2. Exclusions are listed to help readers find items quickly. For example, an elemental format might show exterior load bearing walls under Exterior Walls or Superstructure. UNIFORMAT II puts them under Exterior Walls based on technical judgment and current practice. Putting under Superstructure a cross-reference to Exterior Walls directs the person who looks first under Superstructure to the appropriate element. Note that the table in Fig. 2 incorporates an alphanumeric designation for the classification: a single character letter code for Level 1 Major Group Elements, a three character alphanumeric code for Level 2 Group Elements, and a five character alphanumeric code for Level 3 Individual Elements.

6.2 Foundations (A 10):

6.2.1 Standard Foundations (A 1010):

6.2.1.1 Includes:

- (a) (a) Wall and column foundations,
- (b) (b) Foundation walls up to level of top of slab on grade,
- (c) (c) Pile caps,
- (d) (d) Foundation excavation, backfill, and compaction,
- (e) (e) Footings and bases,
- (f) (f) Perimeter insulation,
- (g) (g) Perimeter drainage, and
- (h) (h) Anchor plates.
- (i) (i) Dewatering

6.2.1.2 Excludes:

- (a) (a) General excavation to reduce levels (see G 1030, Site Earthwork),
- (b) (b) Excavation for basements (see A 2010, Basement Excavation),

- (c) (c) Basement walls (see A 2020, Basement Walls), and
- (d) (d) Under-slab drainage and insulation (see A 1030, Slab on Grade).

6.2.2 Special Foundations (A 1020):

6.2.2.1 Includes:

- (a) (a) Piling,
- (b) (b) Caissons,
- (c) (c) Underpinning,
- (d) (d) Dewatering,
- (e) (e) Raft foundations,
- (f) (f) Any other special foundation conditions, and
- (g) (g) Grade Beams

6.2.2.2 Excludes:

- (a) (a) Pile caps (see A 1010, Standard Foundations), and
- (b) (b) Rock excavation (unless associated with Special Foundations) (see A 1010, Standard Foundations and A 2010, Basement Excavation).

6.2.3 Slab on Grade (A 1030):

6.2.3.1 Includes:

- (a) (a) Standard,
- (b) (b) Structural,
- (c) (c) Inclined slabs on grade,
- (d) (d) Trenches,
- (e) (e) Pits,
- (f) (f) Bases,
- (g) (g) Under-slab drainage, and
- (h) (h) Under-slab insulation.

6.2.3.2 Excludes:

- (a) (a) Applied floor finishes (see C 3020, Floor Finishes), and
- (b) (b) Hardeners and sealers to the slab (see C 3020, Floor Finishes).

6.3 Basement Construction (A 20):

6.3.1 Basement Excavation (A 2010):

6.3.1.1 Includes:



Documents

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