

Definition of Community Infrastructure Levy (CIL) Chargeable Area



What is GIA?

GIA is the area of a building measured to the internal face of the perimeter walls at each floor level (as defined by the RICS Code of Measuring Practice, 6th Edition, 2007). This RICS definition is subject to exclusions set out within the CIL Regulations.

GIA to include:

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria and entrance halls, with clear height above, measured at base level only
- Internal open-sided balconies, walkways, and the like
- Structural, raked or stepped floors are to be treated as a level floor measured horizontally
- Horizontal floors, with permanent access, below structural, raked or stepped floors
- Corridors of a permanent essential nature (e.g. fire corridors, smoke lobbies)
- Mezzanine floor areas with permanent access (subject to exclusion under CIL Regs)
- Lift rooms, plant rooms, fuel stores, tank rooms, which are housed in a covered structure or a permanent nature, whether or not above the main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, changing rooms, cleaner rooms, and the like
- Projection rooms
- Voids over stairwell and lift shafts on upper floors
- Loading bays
- Stair areas with a headroom of less than 1.5m
- Pavement vaults
- Garages and other ancillary buildings
- Conservatories
- Attic/loft space over 1.5 m in height that is easily accessible (i.e. from a fixed staircase) and usable as habitable living accommodation

GIA to exclude:

- Perimeter wall thicknesses and external projections
- External open-sided balconies, covered ways and fire escapes
- Canopies
- Voids over or under structural raked or stepped floors
- Greenhouses, garden stores, fuel stores
- Non-stair areas with a headroom of less than 1.5 m (e.g. in a loft)
- Attic/loft space that is not easily accessible and not usable as rooms (i.e. have pull down ladders or ceiling hatch access)