



IPMS: Residential Building Exposure Draft – Response Form

Q1. Please state whether, in your opinion, IPMS: Residential Buildings is clear and unambiguous. In particular are there any matters that need clarification or more detail? Please ensure you consider the diagrams in forming your response.

It's true that some points have been clarified compared to the first version but there are still things that are not so clear:

- Some definitions do not have the same meanings all around the world (veranda for example) and some drawings should be done to explain what are the difference between terms which have nearly the same meanings (for example : a loggia, a balcony, a patio, a veranda)
- Some diagrams are too complicated and do not focus on the important aspects that should be magnified to really understand them. Some colours are still not good and sometimes, walls are coloured in different ways but they have the same utility. Why do not use the principles of EUREAL measuring code diagrams to improve IPMS ?
- The definition and the new diagram of the Internal Dominant face is still confusing. Talking about portion or section do not clarify the idea.
- It's not so clear to know if a column that touch an external wall will be considered as part of the external wall or as a column inside the building.

Q2. Are there any further concepts that you feel should be introduced into IPMS: Residential

The principle that this code can be used for buildings still in project, under construction, etc means that we have to clarify in the measurement report:

- How was the measurement done?
- When ?
- If using a drawing that has not been done by the person who measure areas: who did it, reference of the drawing, when?
- Signature of the person and/or company who calculate the area

The idea of things that can't be measured because they are hidden by walls or is not integrated in this code. How is it possible to exclude a shaft if this one is not accessible during the measurement? How is it possible to define if this shaft represent more or less than 0,25m² if it's not visible?

For example, in EUREAL code, only shafts and voids than are visible on site can be excluded



Q3. Is there sufficient information to allow you, where necessary, to interface to existing standards? If not, please state what, if any, supplementary guidance would assist your organisation or membership in adopting IPMS: Residential Buildings?

Our organisation tries to implement our EUEAL measuring Code to make it compliant to IPMS. The fact that IPMS has specific topics for each buildings categories (residential, business, industry etc) is not a good point for us because it makes it complicated and will generate problems in mixt buildings or buildings that change between 2 categories during a renovation for example

Q4. Any Other Comments.

[Add your comments here]

Please add further comments to the appropriate section below

Page 2. Introduction

[Add your comments here]

Page 5. 1.1 Definitions

Some are still difficult to understand.
Make diagrams to clarify some specific terms such as :

- veranda, patio, balcony, loggia
- catwalks
- mezzanine and temporary mezzanine
- external wall: how is considered the external wall of a building that touch another building ?
How do we have to fix the limit of an external wall which is used also by the building build next to it?

Page 7. 1.2 Aim of the Standards

[Add your comments here]



Page 7. 1.3 Use of the Standards

[Add your comments here]

Page 8. 2.1 General Principles of Measurement and Calculation

How can we verify things that can't be measured such as some air shafts in existing buildings?
The report will have to explain how the data was collected to make measurements (by surveying, working on plans done for a project, etc.)

Page 8. 2.2.1 General

[Add your comments here]

Page 8. 2.2.2 Unit of Measurement

[Add your comments here]

Page 8. 2.2.3 Tolerance

[Add your comments here]

Page 8. 2.2.4 Measurement Reporting

[Add your comments here]

Page 9. 2.3 Limited Use Areas

[Add your comments here]

Page 9. 2.4 Interface Adjustment

[Add your comments here]



Page 11. Part 3 IPMS Standards

[Add your comments here]

Page 11. 3.1.1 – IPMS 1 Use

[Add your comments here]

Page 11. 3.1.2 – IPMS 1 Definition

[Add your comments here]

Page 12. 3.2.1 – IPMS 2 Use

[Add your comments here]

Page 12. 3.2.2 – IPMS 2 Definition

[Add your comments here]

Page 13. 3.3.1 – IPMS 3 Use

[Add your comments here]

Page 13. 3.3.2 – Definition

[Add your comments here]

Page 13. 3.3.3 – IPMS 3A

[Add your comments here]

Page 14. 3.3.4 – IPMS 3B

[Add your comments here]



Page 14. 3.3.5 – IPMS 3C

[Add your comments here]

Page 15. 4.1 – IPMS Residential Component Areas

Why 4 apartments are shown? It should be better to focus on 1 apartment and to show details.
For example: why few doors inside apartments are coloured in pink and sometime, not?

Page 18. Diagram 2: Residential Dwelling Ground Floor

[Add your comments here]

Page 18. Diagram 3: Residential Dwelling First Floor

It should be explain why the shaft is coloured in purple and there should be a smaller one coloured in blue.

Page 19. Diagram 4: Residential Dwelling Second Floor

Why the wall around the shaft is coloured in pink in this diagram but not on the others?

Page 20. Sample Spreadsheet for Component Areas

[Add your comments here]

Page 22. 4.3 Internal Dominant Face

It's often not so clear in reality to know if a column near an external wall of if it's make directly part to the external wall.

Page 23. Diagram 5: Internal Dominant Face

Change "Section" by "Portion"
Even in this case, it's not so clear that the column is not included in the external wall !
Is should be good to make a diagram which shows an example of a wall which is not vertical or which do not have an internal dominant face



Page 24. 5.1.1 Diagram 6: IPMS 1 - Residential Apartment

On which floor is it ?
Because of Balconies, we can say we are on an upper floor but no voids are shown, even in the staircase
Are voids concerned by elevators or shafts included in upper levels?

Page 25. 5.1.2 Diagram 7: IPMS 1 - Residential Dwelling Ground Floor

[Add your comments here]

Page 26. 5.1.2 Diagram 8: IPMS 1 - Residential Dwelling First Floor

[Add your comments here]

Page 27. 5.1.2 Diagram 9: IPMS 1 - Residential Dwelling Second Floor

[Add your comments here]

Page 28. 5.2.1 Diagram 10: IPMS 2 - Residential Apartment

What is the interest to show 4 apartments which are nearly the same? Why don't we reduce this diagram to on apartment with common facilities or with 2 different apartments with common facilities?
On which floor is it?
Because of Balconies, we can say we are on an upper floor but no voids are shown, even in the staircase
Are voids concerned by elevators or shafts included in upper levels?

Page 29. 5.2.2 Diagram 11: IPMS 2 - Residential Dwelling Ground Floor

[Add your comments here]

Page 30. 5.2.2 Diagram 12: IPMS 2 - Residential Dwelling First Floor

[Add your comments here]



Page 31. 5.2.2 Diagram 13: IPMS 2 - Residential Dwelling Second Floor

It's not easy in reality to measure the thickness of the wall just next the shaft and the window near the rooftop terrace

Page 32. 5.3.1 Diagram 14: IPMS 3A - Residential Apartment

Too much details on this diagram: please reduce the number of apartments shown

Page 33. 5.3.2 Diagram 15: IPMS 3A - Residential Dwelling Ground Floor

[Add your comments here]

Page 34. 5.3.2 Diagram 16: IPMS 3A - Residential Dwelling First Floor

[Add your comments here]

Page 35. 5.3.2 Diagram 17: IPMS 3A - Residential Dwelling Second Floor

[Add your comments here]

Page 36. 5.3.3 Diagram 18: IPMS 3B - Residential Apartment

Too much details on this diagram: please reduce the number of apartments shown

Page 37. 5.3.4 Diagram 19: IPMS 3B - Residential Dwelling Ground Floor

[Add your comments here]

Page 38. 5.3.4 Diagram 20: IPMS 3B - Residential Dwelling First Floor

[Add your comments here]

Page 39. 5.3.4 Diagram 21: IPMS 3B - Residential Dwelling Second Floor

[Add your comments here]



Page 40. 5.3.5 Diagram 22: IPMS 3C - Residential Apartment

Too much details on this diagram: please reduce the number of apartments shown
Why doors between vestibule and living room and the one situated next to the furniture in the kitchen are coloured but nor the others in the same apartment?

Page 41. 5.3.6 Diagram 23: IPMS 3C - Residential Dwelling Ground Floor

[Add your comments here]

Page 42. 5.3.6 Diagram 24: IPMS 3C - Residential Dwelling First Floor

[Add your comments here]

Page 43. 5.3.4 Diagram 25: IPMS 3C - Residential Dwelling Second Floor

[Add your comments here]