

## Gross Floor Area Discrepancies

To resolve gross floor area (GFA) discrepancies, owners will need to provide valid documentation to verify their building's GFA. Documentation must be obtained from on-site measurements or permit documents.

### Valid GFA Documentation

- Blueprints
- Floor plans
- As-built drawings
- CAD drawings
- Strata plans
- Architectural drawings
- Documents or spreadsheets signed and verified by a licensed professional
  - Licensed professionals include but are not limited to; professional engineers, registered architects, etc.

### Invalid GFA Documentation

- Excel spreadsheets not verified by a licensed professional
- Word documents not verified by a licensed professional
- Hand drawings or calculations

### What if I don't have a drawing or official document?

If you do not have an official document which demonstrates your building's GFA, you will need to hire an architect or other licensed professional to calculate your building's gross floor area.

**\*\* When submitting valid documentation to the ECR Help Centre, please indicate (by circling or highlighting) on the document where it confirms the total gross floor area.\*\***

### Gross Floor Area vs Gross Leasable Area

*Gross Floor Area (GFA)*: Includes the sum of the area of every floor in a building, measured between the outside surfaces of the exterior walls. It excludes areas of the building outside of the building envelope, parking areas, partial height spaces (e.g., crawl spaces), and exterior spaces such as balconies, patios, and covered walkways.

*Gross Leasable Area (GLA)\**: The portion of GFA that is available for leasing to a tenant. It does not include common areas.

\*Both GFA and GLA can be used for reporting. *However*, buildings that are subject to GHGI and HEI limits **are required to report GFA only**. These buildings will be required to have their reports certified by a third-party professional starting in 2026. An accurate GFA is very important because it is used to calculate the GHG emissions and heat energy intensities of the building for compliance with the GHG emissions and heat energy limits.