



Table 12 – Construction Entities by Form

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Definition

Construction Entities by Form are significant, definable units of the built environment comprised of interrelated spaces and elements and characterized by form.

Discussion

A construction entity is complete and can be viewed separately rather than as a constituent part of a larger built unit. For example, a building is a construction entity, but a shaft extending the height of the building is classified as a space and is a constituent part of that building.

Construction entities classified by this table have a site and physical form. This table is not concerned with function; that is the basis of Table 11 - Construction Entities by Function. Tables 11 and 12 can be used together to classify both form and function of construction entities. For instance a high-rise building form can be combined with a residential function to classify a high-rise apartment building, or combined with a retail function to classify a department store.

Note that in common usage many terms used to describe construction entities by form are also used to describe spaces and/or functions.

Examples

High-Rise Building, Suspension Bridge, Platform, Liquid Storage Tank

Table Uses

Storing, retrieving, organizing, analyzing, and presenting information, construction project programming and budgeting, compiling historical cost and operation data, designating construction types for building codes and ordinances, managing real estate data, classifying facilities for management operations, and categorizing objects for software.

Table Users

Design professionals, owners, planners, programmers, estimators, building officials, real estate agents, and facility managers.

References

ISO IS 12006-2 Table 4.1 Construction Entities (by form)

Uniclass Table E, Construction Entities

International Facility Management Association (IFMA) Facility Use Titles

Open Standards Consortium for Real Estate (OSCRE) Property Types by Use

U. S. Department of Defense (DoD) CATCODES

U.S. Geological Survey (USGS) FCodes

U.S. General Services Administration (GSA) Building Class Codes

International Building Code (IBC) Facility Codes

National Association of Industrial and Office Properties (NAIOP) 2005 terms

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2012 DRAFT OmniClass Table 12 - Construction Entities by Form					
Number	Level 1 Title	Level 2 Title	Level 3 Title	Level 4 Title	Definitions
12-11 00 00	Building				A structure used or intended for supporting or sheltering any use or continuous occupancy.
12-11 11 00		Low-Rise Building			A building or structure having less than seven stories above ground level and typically not containing an elevator or mechanical lift system.
12-11 11 14			Low-Rise Free-Standing Building		A building or structure that is fully located within its lot and not supported by any other structure, having less than seven stories above ground level and typically not containing an elevator or mechanical lift system.
12-11 11 14 11				Low-Rise Free-Standing Point Building	A building or structure with pointed roof or aerial at its top that is fully located within its lot and not supported by any other structure, having less than seven stories above ground level and typically not containing an elevator or mechanical lift system.
12-11 11 14 15				Low-Rise Free-Standing Slab Building	A building or structure with a largely rectangular shape and flat roof that is fully located within its lot and not supported by any other structure, having less than seven stories above ground level and typically not containing an elevator or mechanical lift system.
12-11 11 14 19				Low-Rise Free-Standing Helical Building	A building or structure composed of spiral-shaped or curved surfaces representing a geometrical system of fields that is fully located within its lot and not supported by any other structure, having less than seven stories above ground level and typically not containing an elevator or mechanical lift system.
12-11 11 14 23				Low-Rise Free-Standing Organic Building	A building or structure composed chiefly of wavy lines and curved shapes that suggest natural forms; concrete, cantilever trusses, and swooping arches without visible beams or pillars are often employed, that is fully located within its lot and not supported by any other structure, having less than seven stories above ground level and typically not containing an elevator or mechanical lift system. An Organic structure is generally not linear or rigidly geometric.
12-11 11 14 27				Low-Rise Free-Standing Polygonal Building	A building or structure having non-quadrilateral polygonal floor plans, such as pentagons, hexagons, or triangles, that is fully located within its lot and not supported by any other structure, having less than seven stories above ground level and typically not containing an elevator or mechanical lift system.
12-11 11 14 31				Low-Rise Free-Standing X-Shaped Building	A building or structure having a floor plan shaped like the letter "X," with intersecting wings off of a centralized core, that is fully located within its lot and not supported by any other structure, having less than seven stories above ground level and typically not containing an elevator or mechanical lift system.
12-11 11 14 35				Low-Rise Free-Standing T-Shaped Building	A building or structure having a floor plan shaped like the capital letter "T," with a single wing bisecting another, often at a right angle, that is fully located within its lot and not supported by any other structure, having less than seven stories above ground level and typically not containing an elevator or mechanical lift system.

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12-11 11 21			Low-Rise Attached Building		A building or structure having less than seven stories above ground level and typically not containing an elevator or mechanical lift system that is designed to work with or as part of an existing structure.
12-11 11 21 11				Low-Rise Attached Point Building	A building or structure with pointed roof or aerial at its top that is designed to work with or as part of an existing structure, having less than seven stories above ground level and typically not containing an elevator or mechanical lift system.
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12-11 11 21 27				Low-Rise Attached Polygonal Building	A building or structure having non-quadrilateral polygonal floor plans, such as pentagons, hexagons, or triangles, that is designed to work with or as part of an existing structure, having less than seven stories above ground level and typically not containing an elevator or mechanical lift system.
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12-11 14 00		Mid-Rise Building			A building having at least seven and less than 25 stories above ground level.
12-11 14 11			Mid-Rise Free-Standing Building		A building having at least seven and less than 25 stories above ground level fully located within its lot and not supported by any other structure.
12-11 14 11 11				Mid-Rise Free-Standing Point Building	A building or structure with pointed roof or aerial at its top that is fully located within its lot and not supported by any other structure, having at least seven and less than 25 stories above ground level.
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12-11 17 00		High-Rise Building			A building having at least 25 and less than 100 stories above ground level.
12-11 17 11			High-Rise Free-Standing Building		A building having at least 25 and less than 100 stories above ground level that is fully located within its lot and not supported by any other structure.
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12-11 21 00		Submerged Building			A building in which a majority of the usable spaces is below ground/sea level.
12-11 21 11			Deeply Submerged Building		A building in which entire usable spaces is below ground/sea level.
12-11 21 14			Partially Submerged Building		A building in which a portion of the usable spaces is below ground/sea level.
12-11 24 00		Mixed-Form Building			A building that combines two or more distinct building forms in order to produce a single structure.
12-14 00 00	Structure				Structures not intended for continuous human occupancy.
12-14 11 00		Ornamental Structure			A structure for enjoyment, decoration, or remembrance.
12-14 11 11			Monument		A structure for the sole purpose of commemorating a person, group, or event.
12-14 11 14			Sculpture		An three dimensional structure for the purpose of artistic expression.
12-14 11 17			Fountain		A structure that pours or projects water into a larger basin for decorative or dramatic effect.
12-14 14 00		Bridge			A structure built to span physical obstacles to provide passage of people or vehicles of any type.
12-14 14 11			Trabeated Bridge		A bridge for use by vehicles or other modes of transportation designed to support and disperse its load through posts and beams.
12-14 14 14			Arch Bridge		A bridge for use by vehicles or other modes of transportation designed to support and disperse its load through barrels and arches.
12-14 14 17			Truss Bridge		A bridge for use by vehicles or other modes of transportation designed to support and disperse its load through a series of triangulated forms.
12-14 14 21			Cable-Stayed Bridge		A bridge for use by vehicles or other modes of transportation designed to support and disperse its load through tension cables attached to large piers.
12-14 14 24			Suspension Bridge		A bridge for use by vehicles or other modes of transportation designed to support and disperse its load through a deck hung from a spanning tension cable or cables.
12-14 14 35			Pedestrian Bridge		A bridge that supports walkway crossing of a river, underpass, or similar gap.
12-14 17 00		Platform/Pier			A floor or surface elevated above a physical obstacle.
12-14 17 11			Platform		A raised structure for the support of bridges, buildings, and/or walkways above land of other obstacle.
12-14 17 14			Pier		A raised structure for the support of bridges, buildings, and/or walkways over water.
12-14 17 14 11				Ship Pier	A structure for docking ships that extends into the waterway such that ships can dock along both sides.

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12-14 17 14 15				Recreational Pier	A platform constructed along or over a body of water, from which wildlife can be observed, recreational boats can be tied or launched, or fishing can take place. Cost factors are based upon medium construction of a small jetty equivalent structure, less than 120 SF.
12-14 17 17			Viaduct		A bridge composed of several small connected spans.
12-14 21 00		Tank			A container for the holding of liquids, gases, or materials.
12-14 21 11			Silo		A container for the holding of grains and animal feed.
12-14 21 14			Crib		A structure for the holding of grains, typically corn or wheat also generically referred to as a granary.
12-14 21 17			Liquid Storage Tank		A container for the holding of liquids.
12-14 21 21			Gas Storage Tank		A container for the holding of gases typically under pressure.
12-14 24 00		Vertical Structure			Tall non-building structures with small footprint to height ratios.
12-14 24 11			Mast		A tall vertical structure supported by guy-wires.
12-14 24 14			Derrick		A structure for lifting similar to a crane but where the lifting device is contained within a tower.
12-14 24 17			Gantry		A type of crane where the a hoist is fitted to a trolley that can travel on an elevated track.
12-14 24 21			Chimney Stack		A structure for the venting of gases, smoke, or heat from a stove, boiler, furnace, or fireplace.
12-14 24 24			Tower		A tall vertical structure that does not require support of guy-wires.
12-14 24 35			Outdoor Sign		Billboards, standardized outdoor advertising and non-standardized, or on-premise signs.
12-14 27 00		Buried/Submerged Structure			Structures that are completed underground.
12-14 27 11			Subterranean Vertical Shaft		A passage cut into the earth essentially perpendicular to the surface.
12-14 27 14			Horizontal Tunnel		A passage cut into the earth below but essentially parallel to the surface.
12-14 27 17			Subterranean Duct Bank		An underground assembly of conduits, frequently made of concrete, PVC, or polyethylene and commonly used to protect cable runs (e.g., for electrical wiring, fiber optics, etc.).
12-14 27 22			Utility Trench		A non-drainage trench for routing pipes and cables.
12-14 27 35			Mine		A subterranean cavity or passage from which metallic ores, precious stones, coal or other mineral substances are excavated.
12-14 31 00		Elevated Linear Structure			Structures where spaces or services are presented along a central circulation path that is elevated off the ground with the use of towers, platforms or piers.
12-14 31 11			Elevated Line		Cables and wires elevated from the ground by towers or masts for the transfer of electrical current. The overhead lines for the
12-14 31 14			Elevated Pipe Line		A series of pipes and tubing elevated from the ground by piers or platforms for the transfer of liquid or gas fuel.
12-14 31 25			Aqueduct		An artificial elevated channel for conveying water.
12-17 00 00	Movable Structure				Structures that are not built upon or attached to permanent foundations.

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12-17 11 00		Temporary Movable Structure			Structures that are constructed or designed in a manner to allow for relocation to multiple sites.
12-17 11 11			Temporary Platform		A non-permanent raised structure for the support of bridges, buildings, and/or walkways above land of other obstacle.
12-17 11 12			Temporary Staging		A platform or footing that serves to allow for non-permanent support of events or items.
12-17 11 14			Temporary Building		A structure that is not permanently affixed to a single foundation and/or is assembled in a manner that allows for ease of multiple construction and deconstructions.
12-17 11 17			Tent		A temporary fabric structure supported with the use of cables, and poles or masts.
12-17 14 00		Moving Structure			Structures that are constructed or designed to facilitate movement or the transportation of itself.
12-17 14 11			Track-Based Moving Structure		Structure that facilitates movement of transportation of itself upon a track.
12-17 14 14			Wheel-Based Moving Structure		Structure that facilitates movement of transportation of itself upon a path or pavement with assistance of wheels.
12-17 14 17			Cable-Based Moving Structure		Structure that facilitates movement of transportation of itself while suspended from or on a cable.
12-17 17 00		Floating Structure			Structures able to displace their weight enough to allow for travel across bodies of water.
12-17 17 11			Ship		A large floating structure with the ability to transport a variety of cargo and passengers.
12-17 17 14			Barge		A flat-bottomed boat typically used in rivers and canals for the transport of large quantities of goods.
12-17 17 17			Fixed-Location Floating Structure		A stationary structure that is able to float and be anchored to a single location similar to an affixed structure on a foundation.
12-17 21 00		Orbiting Structure			Structures designed to maintain a fixed distance from a celestial body by properly coordination the bodies gravitational pull to it's forward momentum.
12-17 21 11			Space Station		An orbiting structure that is designed to accommodate life or scientific equipment.
12-21 00 00	Linear Form				Predominantly horizontal construction entities that are built or installed close to, upon, or in the land.
12-21 11 00		Pavement/Track			Structures engineered and constructed to enable conveyance.
12-21 11 11			Pavement		A hard surfacing placed on leveled ground, such as used for a road, highway, airfield, sidewalk, parking lot, or other facility used for transportation or storage of vehicles. Pavement includes all forms of hard surfacing, including without limitation asphalt and concrete.
12-21 11 14			Track		A railed transportation line for use by a train, monorail, or other rail transportation equipment.
12-21 11 25			Path		An unpaved, constructed, and maintained way or trail for walking.
12-21 14 00		Retaining Form			Structures designed to retain, contain, or impede the natural flow of earth, water, or some other force.
12-21 14 11			Retaining Wall		A wall constructed to hold back earth which would otherwise tend to move, generally built to stabilize slopes.

Number	Level 1 Title	Level 2 Title	Level 3 Title	Level 4 Title	Definitions
12-21 14 14			Embankment		A usually earthen fill or wall constructed to help regulate water levels, typically built parallel to the course of a river or along low-lying coastlines.
12-21 14 17			Terrace		Graduated steps constructed to decrease erosion and surface runoff, often used in farming to help cultivate sloped land.
12-21 14 21			Dam		A barrier constructed to obstruct the normal flow of a watercourse.
12-21 14 25			Lock		A facility to raise and lower ship traffic on waterways.
12-21 17 00		Cutting/Excavation			Construction entities, covered and uncovered, formed by cutting into the earth.
12-21 17 11			Pit		A large hole in the ground, generally not oblong in any direction.
12-21 17 14			Trench		An excavation that is generally deeper than it is wide and narrow as compared to its length, often employing shoring during construction to help stabilize embankments.
12-21 17 17			Channel		An excavated deeper course cut into the bottom of a shallow portion of a body of water. Repeated dredging is often necessary to maintain a channel.
12-21 17 21			Canal		An artificial waterway constructed to allow the passage of boats or ships inland or to convey water for irrigation.
12-21 17 25			Reservoir		A large artificial lake used as a water supply source.
12-21 17 29			Man-Made Pond		A man-made body of standing water, of moderate to small size.
12-21 21 00		Planting			A constructed entity used for growing vegetation.
12-21 21 15			Constructed Planting		An facility for growing vegetation with appurtenances and improvements such as trellises, retaining walls, irrigation, fencing, or the like.
12-21 21 15 11				Planting Bed	A small scale, often decorative, construction for planting flowers, bushes, or other small vegetation.
12-21 21 15 15				Garden	A piece of ground, often near a building, used for growing flowers, fruit, or vegetables.
12-21 21 15 17				Landscaped Field	An expanse of open landscaped ground that serves either as the site surrounding a facility or as a construction entity itself, such as a sports field.
12-21 21 15 19				Planting Field	A field for generally larger scale growing of field crops such as vegetables and grains.
12-21 21 15 23				Orchard	A piece of land constructed for planting with fruit trees.
12-21 21 25			Unconstructed Planting		A partially unimproved or natural facility used for growing vegetation.
12-21 21 25 11				Forest	A large area, naturally occurring, constructed by human effort, or both, covered chiefly with trees and undergrowth.
12-27 00 00	Construction Entity Grouping				Sites that contain multiple construction entities, often owned or operated by a single organization or interest.
12-27 15 00		Education Campus			The grounds and buildings of a university, college, or other educational institution.
12-27 25 00		Compound			A cluster of buildings surrounded by an enclosure and having a shared or associated purpose.

Number	Level 1 Title	Level 2 Title	Level 3 Title	Level 4 Title	Definitions
12-27 35 00		Base			A collection of facilities owned and operated by or for the military or one of its branches that shelters military equipment and personnel, and facilitates training and operations.
12-27 45 00		Business Park			A master planned development encompassing a group of predominantly industrial buildings on a large acreage tract with wide streets.
12-27 55 00		Complex			A group of similar non-military buildings or facilities on the same site, typically larger in scale than a compound.
12-27 75 00		Airport			A complex of runways and buildings for the takeoff, landing, and maintenance of civil aircraft, with facilities for passengers.
End of Table					