

Glossary of Abbreviations, Acronyms and Initialisms

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<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
4ps	Public Private Partnership Programme (UK)	http://www.4ps.gov.uk/
4RE's	Retrive, Reuse, Revise, Retain	
AAA	Alberta Association of Architects	
ABCB	Australian Building Codes Board	http://www.abcb.gov.au/
ABP	Asset Business Plan	
ABSW	Algemeen Bestek voor de sociale woningbouw General Standard (technical prescriptions) for social (subsidized by government) residential housing.	http://www.vhm.be/PROF2004/ABSW2003/ABSW2003_start.htm
AC	Attestation of conformity	
AC	Agrément Certificate This is the general European system for certification of products.	
ACA	The Association of Consultant Architects (UK)	http://www.acarchitects.co.uk/
ACCA	The Association of Chartered Certified Accountants (UK)	http://www.acca.co.uk/
ACE	Architects Council of Europe	http://www.ace-cae.org/Public/fsPublicNetwork_EN.html

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
ACE	Association of Consulting Engineers (UK)	http://www.acenet.co.uk/index.cfm
ACES	The Association of Chief Estates Surveyors and Property Managers in Local Government (UK)	www.aces.org.uk
ACI	Asset Condition Index	
AD	Approved Document (to the Building Regulations, UK)	
ADA	The Americans with Disabilities Act. Ensures access to public accommodation for the handicapped. (USA)	http://www.usdoj.gov/crt/ada/adahom1.htm
ADAAG	ADA Accessibility Guidelines	http://www.access-board.gov/adaag/html/adaag.htm
ADEME	Agence de l'Environnement et de la Maîtrise de l'Énergie (FR)	http://www.managenergy.net/actors/A864.htm
ADP	Aéroports de Paris (FR)	http://www.adp.fr/webadp/a_cont01_an.nsf/NFhome@ReadForm.html
AE	annual equivalent	
AEC	Architecture, Engineering and Construction	
AEI	Architectural Engineering Institute of the American Society of Civil Engineers (USA)	http://www.ae institute.org/intro.cfm

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
AfDB	The African Development Bank Group	http://www.afdb.org/
AFNOR	Association Française de Normalisation (FR)	http://www.afnor.fr/portail.asp
AFVF	French Association of Life Value Analysis (FR)	http://www.afav.asso.fr/index.html
AGC	Associated General Contractors of America (USA)	http://www.agc.org/index.wv
AHP	Analytical Hierarchy Process	
AI	Artificial Intelligence	
AIA	American Institute of Architects	http://www.aia.org/
AICVF	Association des Ingénieurs en Climatique, Ventilation et Froid (FR)	http://www.aicvf.com/
AIE	Agence Internationale de l'Énergie	http://www.iea.org/
AIJ	Architectural Institute of Japan	http://www.aij.or.jp/aijhome.htm
AIM	Alternative Investment Market	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
AIMCC	Association des Industries de Matériaux, Composants et Équipements pour la Construction (FR)	http://www.aimcc.org/
AISC	American Institute of Steel Construction	http://www.aisc.org/
AM	Asset Management	
AMP	Asset Management Plan	
AMPRI	BOMA Indonesia	http://www.boma.org/Indonesia.htm
ANACI	Associazione Nazionale Amministratori Condominiali e Immobiliari (Italy)	http://www.cepi.be/includes/EN/default-en-ALL.asp
ANSI	American National Standards Institute	http://www.ansi.org/
AO	Alternative Officing. A term for how, when and where people work.	
AOD	Associated Owners and Developers (USA)	http://www.constructionchannel.net/profdirectory/html/
APCC	Australian Procurement and Construction Council	http://www.apcc.gov.au/
APCC	Associação Portuguesa de Centros Comerciais (Portuguese Council of Shopping Centres)	http://www.epf-fepi.com/member.mpl?id=7

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
APMS	Asset performance measurement system	
APPA	Association of Higher Education Facilities Officers (formerly Association of Physical Plant Administration) (USA)	http://legacy.appa.org/
approx.	approximately	
APWA	American Public Works Association (USA)	http://www.apwa.net/
AQC	Agence Qualité Construction (FR)	
ARCOM	Association of Researchers in Construction Management (UK)	www.arcom.ac.uk
ARLA	The Association of Residential Letting Agents (UK)	http://www.arla.co.uk/
ARSEG	Association des Responsables de Services Generaux. The French Association of Facility Management. (FR)	http://www.arseg.asso.fr/
ASCE	American Society of Civil Engineers	http://www.asce.org/
AsDB	Asian Development Group	
ASEE	American Society for Engineering Education	http://www.asee.org/

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
ASF	anti-shatter film	
ASHRAE	American Society of Heating Refrigeration and Air Conditioning Engineers	http://www.ashrae.org/template/Index
ASID	American Society of Interior Designers	http://www.asid.org/
ASIPA	Asociacion de Inmobiliarias con Patrimonio en Alquiler (Association of Spanish Property Companies) (Spain)	http://www.asipa.com/
ASL	Architectural System Level	
ASLA	American Society of Landscape Architects	http://www.asla.org/
ASP	Application Service Provider	
ASTM	ASTM International, Inc., formerly American Society for Testing and Materials Inc.	http://www.astm.org/
ASTM E06	ASTM Committee on Performance of Building Construction	http://www.astm.org/cgi-bin/SoftCart.exe/COMMIT/COMMITTEE/E06.htm?L+mystore+ekpz7206
ATG	Belgian Technical Approval	
ATM	Automated Teller Machine	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
AUI	Asset Utilization Index	
Aus-PeBBu	Australian Performance Based Building Network	http://www.cmit.csiro.au/research/special/auspebbu/
AWS	Alternative Work Strategies	
BAFO	Best and Final Offers	
B2B	business to business	
BALI	British Association of Landscape Industries (UK)	
BARBi	Reference library for the Norwegian Building and Construction Industry	
BBA	British Board of Agrément	
BBRI	Belgian Building Research Institute (same as CSTC) (Brussels - Belgium)	
BCA	Building Code of Australia	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
BCA	Building Control Authority (UK) The building control authority (BCA) is charged by central government to ensure within its areas that any building works are constructed in a safe, healthy manner and are also provided with adequate access for the disabled, and have provision for energy conservation.	
BCA	Building and Construction Authority (Singapore)	
BCCA	Belgian Construction Certification Association (operated by BBRI and SECO)	
BCCI	Building Component Condition Index	
BCE	Building and Construction Engineering (division of CSIRO - AUS)	
BCI	Building Condition Index (derived from SCI)	
BCIS	Building Costs Information System (a Division of RICS)	
BCO	British Council of Offices	
BCR	Building Condition Report	
BCR	Benefit-cost ratio (See also CBR)	

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BCSC	British Council of Shopping Centres	
BDA	Buiding Design Advisor	
<i>Be</i>	Collaborating for the Built Environment (Combined Design Build Foundation and Reading Construction Forum)	http://www.beonline.co.uk/
BEMS	Building Energy Management Systems	
Bn	Billion	
BENOR	Proof of conformity to performance specs re CPD 6 essential requirements (Belgium)	
BEPAC	Building Environmental Performance Club, U.K.	
BGA	Building Government Agency (The Netherlands) See also RGD	
BIAT	British Institute of Architectural Technologists (UK)	
BIFM	British Institute for Facilities Management (UK)	
BIFM	Bouw Fysich Informatie Model (Building Physics Information Model -- See Also BIM and FIM)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
BIFMA	Business and Institutional Furniture Manufacturer's Association	
BIM	Building Information Model (Also FIM and NBIM)	http://www.aecbytes.com/feature/IFCmodel.htm
BIN	Belgian Institute for Normalization	
BIUAS	Building in-use assessment system. Designed to assess seven key dimensions of employee experience of total work environment	
BLIS	Building Lifecycle Information/Interoperable Software project	http://www.blis-project.org/
BMAR	Backlog of Maintenance and Repair	
BMF	Builders Merchants Federation (UK)	
BMI	Building and Maintenance Information (a service of the RICS Building Cost Information Service Ltd.) (UK)	
BMS	Building Management System	
BN	Briefing Note (Ireland, PPP)	
BOCA	Building Code of Southern Congress, now replaced by United States Unified Codes	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
BOD	biochemical oxygen demand	
BOMA	Building Owners and Managers Association (USA)	
BOMA International	Building Owners and Managers Association (International)	
BOOT	Build Operate Own Transfer (a UK procurement method)	
BOSTI	Buffalo Organization for Social and Technological Innovation	http://www.bosti.com/
BOT	Build Operate Transfer (a UK procurement method)	
BPA	Business Process Analysis	
BPE	Building Performance Evaluation	
BPEO	Best Practical Environmental Option	
BPF	British Property Federation	
BPI	Business Process Improvement	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
BPRU	(former) Building Performance Research Unit - was a division of BRE (UK)	
BQA	Building Quality Assessment for Offices	
BQF	British Quality Foundation (promoting business excellence)	
BRANZ	Building Research Association of New Zealand	
BRE	Building Research Establishment (UK)	
BREEAM	Building Research Establishment Environmental Assessment Method (UK)	
BRI	Building Related Illness. A medically identifiable disease with symptoms lasting an extended period. 1976 Philadelphia American Legion conv.	
BRI	Building Research Institute (Tsukaba, Japan)	
BRI	Building Research and Information (Journal) (UK)	
BS	British Standard	
BSA	Building Societies Association (UK)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
BSBP	Building Services Best Practice	
BSC	balance scorecard	
BSI	British Standards Institute	
BSJ	Building Services Journal (official Journal of CIBSE) (UK)	
BSL	Building System Level	
BSRIA	Building Services Research and Information Association (UK)	
BTI	Building Technology Inc.	
BUS	Building Use Studies (UK)	
BTW	By the way	
Butgb	Belgian Union for Technical Approval	
BZ	bravo-zulu = well done	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
CABA	Continental Automated Building Association (North America)	
CABE	Commission for Architecture in the Built Environment (UK)	
CABS	Centre for Ageing and Biographical Studies	
CAD	Computer Aided Drafting or Design	
CAFIM	Computer Aided Facilities Information Management Systems	
CAFMS	Computer Aided Facilities Management Systems	
CAFM	Computer Aided Facility Management	
CAFOM	Computer Aided Facilities Operational Management Systems	
CAMS	Capital Asset Management System	
CAPEB	Confédération de l'Artisanat et des Petites Entreprises du Bâtiment (FR)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
CARM	Computer Aided Requirements Management	
CAS	Condition Assessment Surveys	
CASCO	Conformity Assessment Committee of ISO	
CAT5	Computer Cable (colloquialism)	
CBA	Cost-benefit analysis	
CBD	Case Based Design	
CBD	Central Business District	
CBDA	Case Based Design Assistant	
CBE	Centre for the Built Environment (Glasgow) a joint venture between University of Strathclyde and Glasgow Caledonian University	
CBI	Confederation of British Industry, The	
CBO	Certified Building Official (USA)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
CBPP	Construction Best Practice Programme UK)	
CBPR	AIA Centre for Building Performance and Regulations	
CBR	Case-Based Reasoning	
CBR	Cost Benefit Ratio (See also BCR)	
CC	Construction Confederation (UK)	www.theCC.org.uk
CCA	Canadian Construction Association	
CCB	Construction Criteria Base (part of the Whole Building Design Guide (NIBS)	
CCC	Confederation of Construction Clients	
CD	Committee Draft (ISO)	
CD-RW	Compact disk that is read and write capable	
CD	Computer Disk (CD-ROM)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
CD	Construction Documents (working drawings and specification) AIA	
CDB	Caribbean Development Bank	
CDM	Conceptual Data Model	
CDM	Construction Design & Management Regulations UK (health and safety)	
CDROM	Compact Disk Read Only Memory	
CE	Constructing Excellence (UK merger of Construction Best Practice Programme and Rethinking Construction)	
CE	Constructing Excellence (UK) combines Rethinking Construction, Housing Forum, LGTF, M4I	
CEAB	Confederation Europeen des Administrateurs de Biens (European Confederation of Property Managers) (Belgium) part of CEPI	
CEBE	Centre International d'Etudes de la Gestion des Bâtiments et Equipments (Canada)	
CEBR	Centre for Economics and Business Research	
CEC	Commission of the European Communities	http://www.cecodhas.org/

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
CECODHAS	Comite Européen de Coordination de L'Habitat Social (Belgium)	
CEED	Centre for Economic and Environmental Development (UK)	
CEI-BOIS	European Confederation of Woodworking Industries	
CEM	College of Estate Management (UK)	www.cem.ac.uk
CEN	Comité européen de normalisation	
CENELEC	European Committee for Electro technical Standardisation	
CEO	Chief Executive Officer	
CEPI	Conseil Europeen des Professions Immobilières (European Real Estate Council) (Belgium)	http://www.cepi.be/
CEPMC	Council of European Producers of Materials for Construction	
CERF	Civil Engineering Research Foundation (USA)	
CERL	Construction Engineering Research Laboratory (of the US Army) - SEE also ERDC	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
CES	Centre for Energy Studies, Indian Institute of Technology (New Delhi, India)	
CFC	Chlorofluorocarbon	
CFD	Computational Fluid Dynamics	
CFI	Court of First Instance	
CFM	Certified Facility Manager	
CFO	Chief Financial Officer	
CGTF	Central Government Task Force - Property and construction best practice development centre	
CHD	Coronary Heart Disease	
CHP	Combined Heat and Power	
CI	Condition Index	
CI	Construction Industry	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
CIB	Conseil International du Bâtiment (FR)	
CIB	International Council for Research and Innovation in Building and Construction (ENG)	
CIB	Construction Industry Board (UK)	
CIB - TG	Task Group of the CIB	
CIB - W	Working Group of the CIB	
CIBA	Continental Intelligent Buildings Association	
CIBdf	CIB development foundation	
CIBSE	Chartered Institution of Building Services Engineers (UK)	
CIC	Construction Industry Council (UK)	
CICA	Confederation of International Contractors' Associations www.cica.net	
CICSC	Construction Industry Council Standing Committee (UK)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
CIFM	Computer Integrated Facility Management	
CII	Construction Industry Institute (USA)	
CIO	Chief Information Officer	
CIOB	Chartered Institute of Building (UK)	
CIPFA	Chartered Institute of Public Finance and Accounting (UK)	
CIPS	Chartered Institute of Purchasing and Supply (UK)	
CIRIA	Construction Industry Research and Information Association (UK)	
CIRT	Construction Industry Round Table (USA)	
CITA	Construction Information Technology Alliance	
CITB	Construction Industry Training Board (UK)	
CITC	Community Investment Tax Credit	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
CLG	Construction Liaison Group	
CLI	Calling Line Identification	
CML	Council of Mortgage Lenders (UK)	
CMMS	Computerised Maintenance Management Systems	
CMS	Content Management System	
C-MU	Carnegie-Mellon University	
CNMIS	Comité National du Matériel d'Incendie et de Sécurité (FR)	
CNBR	Collaborative network for building researchers (International - Based in Australia at RMIT -)	
CNR-ICITE	Istituto Centrale per l'Industrializzazione e la Tecnologia Edilizia del Consiglio Nazionale delle Recherche (Milan, Italy)	
COB	Close of Business (of a given day)	
COD	Chemical Oxygen Demand	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
COL	Common Object Library	
COM	Computer Output Microfilm	
CONFEDILIZIA	Confederazione Italiana della Proprieta Edilizia (Italy)	
COO	Chief Operating Officer	
COPROP	The Association of Chief Corporate Property Officers in Local Government (UK)	www.coprop.org.uk
CoreNet	Coporate Real Estate Network (combined NACORE and IDRC) (USA)	http://www.cornetglobal.org/
CPA	Chartered Professional Accountant	
CPA	Construction Products Association	
CPA	Critical Path Analysis	
CPAIS	Corporate Property Information System	
CPM	Critical Path Method	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
CPD	Construction Products Directive (European)	
CPD	Continuing Professional Development (UK professional training scheme)	
CPN	Construction Productivity Network (UK)	
CPV	Common Procurement Vocabulary, developed by EC in all European languages	
CPU	Central Processing Unit (computing)	
CR	Case Retriever	
CRCC	Co-operative Research Centre for Construction (Australia)	
CRD	Central Reprographic Department	
CRE	Corporate Real Estate	
CREF	Centre for Real Estate Investment and Finance (Finland)	
CREPAH	Conseil Recherche Étude pour la Planification et l'Amélioration de l'Habitât (FR)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
CRI	Colour Rendering Index. The process by which light manufacturers rate fixtures. CRI refers to the color shift an object undergoes when illuminated by a light source. Natural sunlight provides a CRI of 100 (on a scale of 1 to 100)	
CRI	The Carpet and Rug Institute (USA)	
CRISP	Construction and City Related Sustainability Indicators (an EU FP5 Thematic Network)	
CRISP	Construction Research and Innovation Strategy Panel (UK)	
CRM	Customer Relations Management	
CRM	Customer Relationship Management	
CRM	Corporate Resource Management	
CRS	Case Retrieval System	
CRT	Cathode Ray Tube	
CRT	Construction Round Table (UK, disbanded June 2001)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
CRV	current replacement value	
CSCE	Canadian Society of Civil Engineers	http://www.csce.ca/
CSD	Case Studies Data Base	
CSF	Critical Success Factors	
CSI	Construction Specifications Institute (Canada)	
CSIR	Building and Construction Technology (South Africa)	
CSIRO	Commonwealth Scientific and Industrial Research Organisation (Australia)	
CSLA	Canadian Society of Landscape Architects http://www.csla.ca/	
CSP	Constraint Satisfaction Problems	
CSTB	Centre Scientifique et Technique du Bâtiment (FR)	
CSTC	Centre Scientifique de la Construction (Belgian Building Research Institute in Brussels)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
CTBA	Centre Technique du Bois et de l'Ameublement (FR)	
CTD	Cumulative Trauma Disorders	
CTE	Spanish Building Code (SP).	
CTS	Carpal Tunnel Syndrome	
CUAP	Common understanding of assessment procedure	
CURT	Best Practical Environmental Option	http://www.curt.org
CWC	Collaborative Working Centre (UK) See also <i>be</i>	
D&B	Design and Build (construction procurement method)	
DAEI	Direction des Affaires Économiques et Internationales (FR)	
DAFAG	Direction des Affaires Financières de l'Administration Générale (FR)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
DAIS	Department of Administrative and Information Services (Government of South Australia)	
dBA	Decibels A-weighting sound pressure level	
DBIA	Design-Build Institute of America	
DBF	Design Build Foundation (UK) Now part of "be" - See be (Built Environment)	http://www.beonline.co.uk/
DBFO	Design - Build - Finance - Operate	
DBFM-O	Design - Build - Finance - Manage and Operate	
DBMC	Durability of Building Materials and Components	
DBMC-10	International Conference on Durability of Building Materials and Components (10th - April 2005, Lyon, France)	
DBMS	Database Management Systems	
DBUR	Danish Building and Urban Research, the national building research institute in Denmark	
DCF	Discounted Cash Flow	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
DD	Design Drawings (preliminary, schematic, and design development drawings) (AIA)	
DDE	Direction Départementale de l'Équipement (FR)	
DDI	Direct Dial In	
DDSS	Design Decision Support System	
DEBS	Design Economics for Building Services in Offices	
DECT	Digital Enhanced Cordless Telephone	
DEEP	Design Excellence Evaluation Process (UK Ministry of Defence)	
DEFRA	Department of Environment, Food and Rural Affairs (UK)	
DEG	Data Exchange Group	
DETR	UK Government Department for Environment Transport and the Regions (disbanded 2001)	
DFBM	Design Finance Build and Maintain, a performance based construction procurement method used in UK	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
DFBMO	Design, Finance, Build, Maintain and Operate, a performance based construction procurement method used in UK	
DfEE	UK Government Department for Education and Employment	
DGUHC	Direction Générale de l'Urbanisme, de l'Habitat et de la Construction (Plan Urbanisme, Construction, Architecture) Ministère de l'Équipement, des Transports et du Logement (FR)	
DIAG.	the Directive Implementation Advisory Group (EPBD)	
DIN	Deutsches Institut für Normung e.V.	
DIP	Document Image Processing	
DIT	Dublin Institute of Technology	
DIY	Do It Yourself	
DM	Deferred Maintenance	
DQI	Design Quality Index / Indicator (a UK assessment tool for evaluating design quality)	
DRC	Depreciated Replacement Cost	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
DSL	Design service life	
DSS	Decision Support System	
DST	Decision Support Tool	
DTI	Department of Trade and Industry (UK)	
DVDROM	Digital Versatile Disk Read Only Memory	
dwg	drawing	
E&B	Environment & Behavior	
EB	Eurocer-Building	
EB	External Benefit	
EBC	European Builders Confederation	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
EBRD	European Bank for Reconstruction and Development	http://www.ebrd.com/
EC	European Commission	
EC	European Communities	
EC	Energy consumption	
ECA	European Centre for Accessibility	http://www.eca.lu/
ECA	Electrical Contractors' Association (UK)	
ECB	European Central Bank	
ECCE	European Council of Civil Engineers	
ECCREDI	European Council for Construction Research Development and Innovation	
ECDG	European Commission Directorate General	
ECI	European Construction Institute	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
ECJ	European Court of Justice	
eCORE	eCore Software Solutions Inc (USA) software and networking experts	http://www.ecoresoftware.com/site/Default.asp
E-CORE	European Construction Research Network	
ECOTECT	Commercial Design and Analysis software package written by architects, for architects	
EDI	Electronic Data Interchange	
EDM	EXPRESS Data Manager	
EDM	Electronic Data / Document Management	
EDRA	Environmental Design Research Association (USA)	
EEA	European Economic Area	
EEC	European Economic Community	
EEPD	European Energy Performance Directive (EU) See also EPBD	

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EFBWW	European Federation of Building and Woodworkers	
eFIG	European Federation of Interior Landscape Groups	
E-FM	the Internet and Facilities Management	
EFRO	Funding program for coal mining sites	
EFMA	European Facilities Management Association	
EFTA	European Free Trade Association	
e.g.	for example	
EI	Environmental Impact	
EIA	Environmental Impact Assessment	
EIB	European Investment Bank	
EIBG	European Intelligent Buildings Group	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
EIIM	Electronic Information and Image Management	
ELI	Employer Liability Insurance	
ELO	European Landowners' Organization	http://www.elo.org/
ELV	End of Life Vehicle	
EMAS	Eco Audit Management Scheme (UK)	
EMF	Electromagnetic Fields	
EMI	Institute for Quality Control and Innovation in Building (Budapest, Hungary)	
EMLV	European Mortgage Lending Value	
EMP	Enterprise Management Plan	
EMP	Environmental Master Plan. Identifies existing environmental issues and areas of both compliance and non-compliance. Identifies energy-saving opportunities; and evaluates building systems, the physical plant and operating parameters.	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
EMS	Energy Management System	
EMS	Engineered Management Systems	
EMS	Environmental Management System	
EN	European Norm / Standard	
EN	European Normalization	
ENBRI	European Network of Building Research Institutes	
ENHR	European Network for Housing Research	
EOTA	European Organization for Technical Approvals	
EOTA	European Organization for Technical Assessment	
EOTC	European Organization for Conformity Assessment	
EPA	Environmental Protection Agency (USA)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
EPA90	Environmental Protection Act 1990 (UK)	
EPACT	Energy Policy Act of 1992 (USA)	
EPAG	European Property Agents Group (Groupement Europeen des Agents Immobiliers) part of CEPI	
EPB	Environmental Performance of Buildings	
EPBD	the Energy Performance of Buildings Directive (EU) See also DIAG and EPD	
EPD	Energy Performance Directive (EU) See also DIAG, EEPD, EPBD	
EPM	Enterprise Planning and Management	
EPM	Environmental Planning and Management	
EPF	European Property Federation	
EPIC	Electronic Product Information Coordination	
e-PIMS	Electronic Property Information Mapping System (UK Government)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
EPRA	European Public Real Estate Association	http://www.epra.com/
EQF	Element Quantity Ratio Factor	
EQT	Leading private equity company N. Europe, with industrial strategy. Offices, Stockholm, Copenhagen, Helsinki, Munich owns TAC	
ER	Essential Requirements	
ERDC-CERL	Engineering Research & Development Centre - Construction Engineering Research Laboratory (of the US Army) (USA)	http://www.cecer.army.mil/td/tips/index.cfm
ERES	European Real Estate Society	www.eres.org
ERI	Environmental Risk Index	
ERM	Enterprise Resource Management	
ERP	Enterprise Resource Planning	
ESRI	GIS and mapping software	http://www.esri.com
ESCO	Energy Saving Companies	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
ESL	estimated service life	
ESLC	Estimated Service Life of a Component. A function of the RSLC and a number of factors relating to design, workmanship etc.	
ETA	European Technical Approval	
ETAG	European Technical Approval Guideline	
ETLA	Research Institute of the Finnish Economy	
ETSI	European Telecommunications Standards Institute	
EU	European Union	
EU FP(x)	European Union Framework Programme (number x)	
EUEB	European Union Ecolabelling Board	
EUR	Element Unit Rate	
EVCA	European Private Equity and Venture Capital Association (promotes private investment to investors, policy, industry)	www.evca.com

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
EVS	European Valuation Standards	
EXPRESS STEP	ISO Standard (Standard for Exchange of Product Model Data) See also STEP	
excl	exclusive	
EZ	Enterprise zone	
EZP	Entreprise Zone Program, operated by the Virgin Islands Development Authority to encourage investment in dilapidated structures and businesses in the the Enterprise Zone (EZ)	
FAC	Federation of Arab Contractors	
FacQual	Facilities Quality Benchmarking Program	
FAECOM	Finance, Architecture, Engineering, Construction, Operation & Maintenance (integrated technology for built environment)	http://www.cibworld.nl/
FAR	Facility Assessment Report	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
FAR	Federal Acquisition Regulation (US Government)	
FAR	Floor Area Ratio	
FAST	Function Analysis Systems Technique	
FBE	Foundation for the Built Environment (UK) owns BRE	
FBNet	Fit Buildings Network	
FBS	Function Behaviour Structure	
FCI	Facilities Condition Index	
FCI	Forum for construction industry (Ireland) work on tendering processes, Client guidance	
FCSC	Finnish Council of Shopping Centres	
FCR	Facility Condition Report	
FE	Further Education (UK)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
FEE	Federation des Experts Comptables (European Federation of Accountants) (Belgium) represents accountants in Europe	http://www.fee.be/
FEHRL	Forum of European National Highways Research Laboratories	
FEIC	European International Federation of Construction	
FEMA	Federal Emergency Management Agency (USA)	
FETA	Federation of Environmental Trade Associations (UK) represents interests of heating industry	
FFB	Fédération Française du Bâtiment (FR)	
FFC	Federal Facilities Council, National Academy of Sciences (USA)	http://www7.nationalacademies.org/ffc
FFE	Furnishings, Fixtures and Equipment	
FFI	Fitness for Industry	
FHE	Further and Higher Education (UK)	
FIABCI	International Real Estate Federation (Paris, France) network open to all professionals involved with the property industry	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
FIAPP	Fully Integrated & Automated Project Processes	
FIATECH	Fully Integrated & Automated Technology Applications (USA consortium, research integrating IT, automation & communications)	http://www.fiatech.org
FIC/NIBS	Facilities Information Council of NIBS (USA)	www.nibs.org
FIDIC	International Federation of Consulting Engineers	
FIEC	Federation de l'Industrie Europeenne de Construction (Brussels, Belgium)	
FIIC	Federacion Interamericana de la Industria de la Construccion	
FIM	Facility Information Model	
FIMS	Facilities Information Management System	
FiSIAQ	Finnish Society of Indoor Air Quality and Climate - have developed a classification for indoor environment including IAQ, temperature etc.	
FM	Facility Management	
Fm	Factor Method	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
FMAA	Facilities Management Association of Australia	
FMEA	Failure Mode Effect Analysis	
FMECA	Failure Mode Effect and Criticality Analysis	
FMJ	Facility Management Journal	
FMN	Facility Management Nederland	
FMOC/NIBS	Facility Management and Operations Committee of NIBS/FIC (USA)	
FMP	Facility Management Professional.	
FMS	Facility Management Simulation. A game introducing students to the field of Facilities Management	
FNPC	Fédération Nationale des Promoteurs Constructeurs (FR)	
FORMAS	Swedish Research Council for Environment, Agricultural Sciences and Spatial Planning	
FPC	Factory Production Control	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
FPD	Flat Panel Display	
FPE	Fire Protection Engineer	
FRPC	Federal Real Property Council (US Federal group of senior execs)	
FREF	Finnish Real Estate Federation	
FRI	Full Repairing and Insuring	
FRR	Facilities Revitalization Rate	
FRV	Functional Replacement Value. The estimate of a building's space replacement	
FSDM	Fire Safety Design Methods (USA)	
FSI	Farmer Sustainability Index	
FSM	Facilities Sustainment Model	
FTE	Full Time Equivalent	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
FTP	File Transfer Protocol (computing)	
FUSCCA	Federation of United States and Canadian Contractors Associations	
FYI	For Your Information	
GAO	Government Accountability Office, US Federal Government (formerly General Accounting Office)	
GARM	General AEC Reference Model (Australia)	
GATT	General Agreement on Trade & Tariffs (world-wide)	
GBA	Government Buildings Agency (The Netherlands) See also RGD and VROM	
GCCP	former Government Construction Client Panel (UK) Now part of OGC	
GDP	Gross Domestic Product (UK economics)	
GDR	Group Decision Room	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
GDS	Group Decision Support	
GEA	Gross External Area	
GGU	Glasgow Caledonian University (UK, Scotland)	
GHG	Greenhouse Gas [emissions]	
GIA (UK)	Gross Internal Area	
GIFA (UK)	Gross Internal Floor Area	
GIFAS	Groupement de l'Industrie Française Aéronautique et Spatiale (FR)	
GIS	Geographic Information System (mapping)	
GML	Geography Mark-up Language	
GN	Guidance Note	
GNP	Gross National Product (UK economics)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
GOA	Gross Outside Area	
GPRA	Government Performance and Results Act of 1993	
GPRS	General Packet Radio Service	
GPS	Global Positioning System	
GPT	Green Transport Plan	
GRI	Global Real Estate Institute (New York and London offices) mutual exchange between principals in real estate + related industries	
GSA	United States General Services Administration	
GSF	gross square feet	
gsm	grams per square meter	
GT	Georgia Tech University (USA)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
HAPM	Housing Association Property Mutual / Manual (UK company providing risk reduction and insurance)	
HAZOP	Hazard and Operability Study	
H&S	Health & Safety	
H&SS	Health and Safety System	
HB	Healthy Buildings	
HCFC	Hydrochlorofluorocarbon	
HDD	Hard Disk Drive	
HDL	High Density Lipoprotein	
HE	Higher Education (UK)	
HEDQF	Higher Education Design Quality Forum (UK)	
HEPA	High Efficiency Particulate Air Filters	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
HID	High Intensity Discharge. Fast becoming one of the most widely used types of industrial and commercial lighting.	
HLM	Habitation à Loyer Modéré (FR)	
HMC&E	Her Majesty's Customs and Excise	
HOPE	Health Optimization Protocol for Energy Efficient Buildings - European research project run by TNO	
HPD	Hearing Protection Device	
HQ	Headquarters	
HQE	Haute Qualité Environnementale (FR)	
HQE	Haute qualite environmental - a French certification environment tool	
HR	Human Resources Group / Branch / Department in an organization	
HSL	Human System Level	
HVAC	Heating Ventilation and Air Conditioning	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
i	Interest earned by 1 Euro (or other currency) in one year at a given rate of interest percent @	
IAB	Irish Agreement Board	
IaDB	Inter-American Development Bank	
IAF	International Accreditation Forum (ISO)	
IAI	International Alliance for Interoperability	http://www.iai-na.org
IAP	Indoor Air Pollution	
IAPS	International Association for the Study of People and their Physical Surroundings (Europe?)	
IAQ	Indoor Air Quality	
IBC	International Building Code (single code document for the U.S.)	
IBD	Formerly the Institute of Business Designers (now part of IIDA)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
IBI	Formerly the Intelligent Buildings Institute (now defunct)	
IBMS	Integrated Building Management System	
IBN	Belgian Institute for Normalization	
IBPE	International Building Performance Evaluation (network)	
IBPSA	International Building Performance Simulation Association	
IBRI	Icelandic Building Research Institute (Hakon Olafsson, olafsson.h@rabygg.is)	
ICBO	International Council/Conference of Building Officials (Uniform Building Code)	
ICC	International Code Council (US -- Administers the IBC)	
ICC	International Chamber of Commerce	
ICCPM	International Conference on Construction Project Management	
ICE	Institute of Civil Engineers (UK)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
ICEC	International Cost Engineering Council	
ICF	Informed / Intelligent Client Function	
ICF	International Centre for Facilities (Canada)	http://www.icf-cebe.com
ICIS	International Construction Information Society	
ICT	Information and Communication Technology	
ID	Identification Number	
ID	Interpretative Document of the Construction Products Directive (CPD)	
IDEA	the Improvement DE velopment A gency (UK)	
IDEFo	Integration Definition for Function Modeling	
ID-IQ	Indefinite Delivery - Indefinite Quantity	
IDQLI	Indefinite Delivery Quantity Line Item. Composed of small separate trade specific contracts instead of blanket contract.	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
IDRC	International Development Research Council (now combined with NACORE to form CoreNet)	
IE	Energy Performance Regulations	
i.e.	that is (id est)	
IEA	International Energy Agency	
IED	Improvised Explosive device	
IEMA	Institute of Environmental Managers and Assessors	
IEQ	Indoor Environmental Quality	
IESNA	Illuminating Engineering Society of America	
IET	Instituto de Ciencias de la Construcción Eduardo Torroja (Construction Science Institute Eduardo Torroja)	
IFA WPCA	International Federation of Asia and Western Pacific Contractors' Association	
IFCs	Industry Foundation Classes (IAI)	http://www.aecbytes.com/feature/IFCmodel.htm

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
IFD	International Framework for Dictionaries	
IFMA	International Facilities Management Association (USA)	
IGLC	International Group for Lean Construction	
IIDA	International Interior Design Association	
IIEC	International Institute for Energy Conservation (USA)	
iiSBE	International Initiative for Sustainable Built Environment	
IHT	Inheritance Tax	
ILO	International Labour Office	
ILSA	Integrated Lighting System Assistant	
IMBM	Institute of Maintenance and Building Management (UK)	http://www.imbm.org.uk/
IMC	International Mechanical Code (U.S.)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
IMF	International Monetary Fund	
IMT	Information Measurement Theory	
inc.	inclusive	
Inc.	Incorporated (corporate legal status)	
INREV	European Association for Investors in Non-Listed Real Estate Vehicles (institutional investors, fund managers, investment banks)	
INVESTIMMO	EU project on Maintenance, Retrofitting and Refurbishment programme	
IOBC	Institute of Building Control (UK)	
IP	Internet Protocol	
IPC	International Plumbing Code (U.S.)	
IPC	Integrated Pollution Control (UK)	
IPF	Institute of Public Finance (UK)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
IPFMA	Irish Property and Facilities Management Association (subsidiary of Services Organisations)	
IRCC	Institute for Research in Construction - Canada	
IRCC	Inter-jurisdictional Regulatory Collaboration Committee (International membership of national Code setting organizations)	
IREM	Institute for Real Estate Management (US)	
IRM	Independent Resource Mechanism	
IRR	Installations Readiness Report	
IRR	Internal Rate of Return	
ISDN	Integrated Services Digital Network (US)	
ISIAQ	International Society of Indoor Air Quality and Climate	
ISO	International Standardization Organisation	http://www.iso.org
ISO/TC 59	International Organization for Standardization Technical Committee 59 -- Building Construction	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
ISO/TC 176	International Organization for Standardization Technical Committee 176 -- Quality Management and Quality Assurance	
ISOP	Invitation to Submit Outline Proposals	
ISP	Internet Service Provider	
IStructE	Institution of Structural Engineers (UK)	
IT	Information Technology	
ITB	Building Research Institute (Poland)	
ITBC	Information Technology and Business Continuity	
ITC	Istituto per le Tecnologie della Costruzioni - Milan, Italy	
ITC	Istituto Trentino di Cultura (Trento, Italy)	http://www.itc.it/
ITN	Invitation to Negotiate	
ITS	Information Technology System	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
ITT	Invitation to Tender see also RFP	
IVM	Institut de la Ville en Mouvement (FR)	
IVM	Institute of Value Management	
IVSC	International Valuation Standards Committee (non-government org, member United Nations; harmonise and promote valuation standards)	
JAABE	Journal of Asian Architecture and Building Engineering	http://jp/eng/jaabe/
JCCS	Japan Construction Classification System	
JFM	Journal of Facility Management (UK)	
JFMA	Japan Facility Management Association	
JIT	Just-in-time	
JPCF	Journal of Performance of Constructed Facilities	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
JTEVA	Journal of Testing and Evaluation	
JV	Joint Venture	
K/k	thousands	
KBMA	Korea Building Management Association	
KBS	Knowledge Based System	
Kbps	Kilobytes pers second	
KC	Knight Cornell factor	
KER	Key Estate Ratio (UK)	
KPI	Key Performance Indicator (Measure - Analyse - Improve - Control)	
KTI	Finnish Institute of Real Estate Economics (independent university-linked research institute)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
KVA	Kilovolts per annum	
kWh	kilo Watt hours	
LAN	Local Area Network	
LBG	Learning Building Group (UK)	
LBNL	Lawrence Berkeley Lab	
LCA	Life Cycle Analysis	
LCA	Life Cycle Assessment	
LCC	Life Cycle Costs or Life Cycle Costing	
LCD	Liquid Crystal Display	
LCI	Lean Construction Institute	www.leanconstruction.org

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
LCIA	Life Cycle Impact Assessment	
LCM	Life Cycle Management	
LCR	Land Condition Report	
LDI	Low Density Lipoprotein	
LEAD	Leadership for Environment and Development, a global network of people and organizations committed to sustainable development (US program)	
LEC	Local Enterprise Companies	
LED	Light Emitting Diode	
LEED	Leadership in Energy and Environmental Design (USA) -- environmental rating system	
LEP	Light emitting polymers	
LexiCon	Dictionary structure created by STABU - The Dutch foundation responsible for the main standard in the Building Industry	
LGA	Local Government Association (UK)	http://www.lga.gov.uk/

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
LGFA	Local Government Finance Act (UK)	
LGTF	Local Government Task Force (UK)	
LNE	Laboratoire National d'Essais (FR)	
LOGS	Logistics	
LPCB	Loss Prevention Certification Body (UK, insurer, part of BRE Certification)	
Ltd.	Limited (corporate legal status)	
LUX	Unit of illumination = 1 lumen / sq/m or .0929 ft candles	
m	metres	
M	million	
M&E	Mechanical and Engineering	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
Mb	Megabytes	
MBR	Model Based Reasoning	
Mbs	Megabytes per second	
mBOMB	Model Based Operations and Maintenance of Buildings	
MCA	Multi-Criteria Analysis	
MCDA	Multi Criteria Decision Analysis enables a decision, taking account of conflicting management objectives	
MDI	Mission Dependency Index	
MEAT	Most Economically Advantageous Tender	
Mhz	Mega hertz (unit of frequency)	
MEP	Mechanical Electrical Plumbing	
MEP	Member of the European Parliament	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
METL	Ministère de l'Équipement, des Transports et du Logement	
MFD	Multi-functional Devices	
MIIP	Municipal Infrastructure Investment Planning	
MIDEM	M arché I nternational du D isque et de la M usique	
MIMOSA	M achinery I nformation M anagement O pen S ystems A lliance	
MIPIM	M arché I nternational des P rofessionnels de l' IM mobilier	
MIS	Management information systems	
MLIT	Ministry of Land, Infrastructure & Transport	
MLV	Mortgage Lending Value	
MMC	Modern Methods of Construction (UK)	
MMI	Man-Machine Interface	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
MOA	Memorandum of Agreement	
MOP	Memory Organization Pattern	
MOPS	Measured - Observed - Perceived - Simulated (POE performance measures)	
MOU	Memorandum of Understanding	
MSDS	Material Safety Data Sheets	
MTA	Mid-Term Assessment (EU term for review half-way through a project)	
MWD	Ministry of Works and Development (New Zealand)	
NACORE	National Association of Corporate Real Estate Executives (now combined with IDRC forming CoreNet)	
NAFTA	North American Free Trade Agreement	
NAIR	National Arrangements for Incidents involving Radioactivity	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
NAPA	National Academy of Public Administration (USA)	
NAR	National Association of Realtors (USA)	
NAS	Newly Associated States (of Europe) (13 join CIB from Bulgaria, Czech Rep., Lithuania, Poland, Slovenia and Slovakia)	
NASA	National Aeronautics and Space Administration	
NATO	North Atlantic Treaty Organization	
NBC	National Building Code (BOCA, International, U.S.)	
NBI	Norwegian Building Research+B286 Institute	
NBIM	National BIM standard (US)	
NBN	National Belgian Standard	
NBRI	National Building Research Institute (Israel)	
NBS	National Building Standards (UK)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
NBS	National Bureau of Standards (now known as NIST) (USA)	
NCCTP	Network of Construction Collaboration Technology Providers (UK) Tim Broyd	
NCIDQ	National Council for Interior Design Qualification (USA)	
NCS	National CAD Standard (USA)	http://www.nationalcadstandard.org
NCSBCS	National Conference of States on Building Codes and Standards (USA)	
NDP	National Development Programme (Ireland) improvement of National Infrastructure	
NEC	National Electrical Code (USA)	
NECA	National Electrical Contractors Association (USA)	
NEHRP	National Earthquake Hazards Reduction Programme (USA)	
NEN	Norm (or standard) (The Netherlands)	
NES	National Evaluation Service (USA)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
NFPA	National Fire Protection Agency (USA)	
nga	net grant-equivalent	
NGO	Non Governmental Organization	
NIA	Net Internal Area (UK)	
NIBS	National Institute for Building Sciences (USA)	http://www.nibs.org/
NIH	National Institutes of Health (USA)	
NIH	Not Invented Here	
NIOSH	National Institute for Occupational Safety and Health (USA)	
NIST	National Institute of Standards and Technology (formally NBS) (USA)	http://www.nist.gov/
NKB	Nordic Committee on Building Regulations (formulated the Nordic Model of conceptual approach to performance codes)	
NLA	Net Lettable Area (UK)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
NNDRM	National Non-Domestic Rating Multiplier (UK)	
NOA	Net Occupiable Area (UK)	
NOPA	New Office Promotion Association. Japanese trade organization sponsored by US Ministry of International trade and industry	
NORAD	North American Air Defense (Treaty)	
NPBA	National Pre-fabricated Building Association (UK)	http://www.npba.co.uk/
NPV	Net Present Value	
NRA	Net Rental Area (UK)	
NRC	Noise Reduction Coefficient	
NRCC-IRC	National Research Council of Canada - Institute for Research in Construction	
NSERC	National Science and Engineering Research Council of Canada	
NUA	Net Useable Area	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
NUS	National University of Singapore	
NZBC	New Zealand Building Code	
NZIA	New Zealand Institute of Architects	
O&M	Operations and Maintenance	
OA	Office Automation	
OB	Optimism Bias	
oBIX	Open Building Information Xchange	
OCCS	Overall Construction Classification System, now known as Omni Construction Classification System (see also JCCS) - IAI/CSI Committee	
OCR	Optical Character Reader	
OCSD	Oxford Center for Sustainable Development	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
ODBMS	Object Database Management Systems	
OECD	The Organisation for Economic Co-operation and Development	
OFSTED	UK Office for Standards in Education	
OGC	Office of Government Commerce (UK)	
OGC	Open Geospatial Consortium	
OH and P	Overheads and Profits	
OIS	Optical Information System	
OJ	Official Journal	
OJEC	(Supplement to) the Official Journal of the European Communities	
OJEU	As OJEC above	
OL	Organizational Learning	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
OM	Organizational Memory	
OMB	Office of Management and Budget (USA)	
OMNICLASS	Classification developed by the IAI/CSI OCCS committee - SEE also OCCS	
OMSI	Operation and Maintenance System Information	
ONS	Office for National Statistics (UK)	
OPAC	Public Office of Concerted Development	
OPN	Office Productivity Network (UK)	
OPS	Operations	
OPS	Office of Pipeline Safety (USA)	http://ops.dot.gov/
OSCRE	Open Standards Consortium for Real Estate	
OSHA	Occupational Safety and Health Administration (USA)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
OSP	Off-Site Production	
pa	per annum	
P&RTC	Physical and Recreational Training Centre	
PABX	Private Automatic Branch Exchange	
PA	Performance Assessment	
PAM	Performance Assessment Method	
PAMPeR	Portfolio and Asset Management Performance Requirements (IAI project)	
PAMPeR/ED	Early Design Phase of PAMPeR project	
PAPER	People and Physical Environment Research (Australasia) (cited in Kernohan et al participatory evaluation)	
PB	Performance Based approach	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
PBB	Performance Based Buildings Concept	
PBBCS	Performance Based Building Codes and Standards	
PBD	Performance Based Design	
PBX	Private Branch Exchange. A sophisticated digital computer linking the corporation to the public switched telephone network.	
PC	Personal Computer	
PCIB	Performance Concept In Building	
PCSCB	President's Commission to Study Capital Budgeting (US)	
PCRD	Programme Cadre de Recherche Développement (de la Communauté européenne)	
PDA	Personal Digital Assistant products. Hand held devices combining features of personal computer, electronic notepad etc	
PDAA	Penn Design Alumni Association	
PDE	Product Data Exchange	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
PDF	Extension for Acrobat file format	
PDF	Probability Density Function	
PDT	Product Data Technology	
PE	Professional Engineer	
PeBBu	Performance Based Buildings Network	
PeBBuCo	Performance Based Buildings, Compendium of Statements of Requirement	
Perp	Perpetuity	
PERT	Program Evaluation Review Technique	
PEST	P olitical, E conomic, S ociological, and T echnological	
PFI	Private Finance Initiative (UK)	
PIA	Professional Interest Area (of American Institute of Architects)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
PIP	Product Introduction Package	
PI	Performance Indicator	
PII	Professional Indemnity Insurance	
PLEA	Passive and Low Energy Architecture International	
PLI	Public Liability Insurance	
PLM	Product Life Cycle Management	
PM	Product Modelling	
PMS	Product Model Server	
PM4D	Product Model 4D	
PMI	Project Management Institute (USA)	
PMV	Predicted Mean Vote	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
POE	Post Occupancy Evaluation	
PPD	Percentage of People Dissatisfied	
PPD	Predicted Percentage of Dis-satisfied	
PPE	Personal Protective Equipment	
PPG	Planning Policy Guidance (UK)	
ppm	Parts per Million	
PPM	Planned Preventive Management	
PPP	Public Private Partnership (UK)	
PPP	Purchasing Power Parity	
PPS	Belgian Public Private Co-operation (similar to pfi and ppp in the UK)	
PPS	Predicted Percentage of Satisfied	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
PPT	Power Point software	
PQQ	Pre-Qualification Questionnaire	
PR	Public Relations	
PROBE	Post Occupancy Review of Buildings and their Engineering (UK study 1995-2002)	http://www.usablebuildings.co.uk
PRV	Plant Replacement Value	
PRV	Present Replacement Value	
PSIB	Process and Systems Innovation Programme for the Building Industry - a large scale programme aimed at industry change (Netherlands)	
PSM	Performance System Model	
PSS	Product Service Systems	
PSTN	Public Switched Telephone Network	
PTM	Performance Test Methods (which simulate Performance in use - from CIB Report 64)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
PTPT	Point-to-Point-Tunnelling (protocol)	
PWGSC	Public Works and Government Services Canada	
PWS	Performance Work Statement	
QA	Quality Assurance	
QBS	Quality Based Selection	
QC	Quality Control	
QFD	Quality Function Deployment. A methodology that interprets, ranks needs, details future requirements and provides focused plan. (UK)	
QMF	Quality Managed Facilities	
QMP	Quality Management Principles	
QMS	Quality Mark Scheme (UK) Scheme to combat cowboy builders	http://www.qualitymark.org.uk/

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
QMS	Quality Management System	
QWL	Quality of Working Life	
R	Rate of Interest = the amount earned by 100 (currency) in one year	
R&A	Renovations/Repairs and Alterations	
R&D	Research and Development	
RAKLI	Finnish Association of Building Owners and Construction Clients	
RDA	Regional Development Agency (UK)	
Regs	Regulations	
REIT	Real Estate Investment Trust	
REN	Real Estate Norm (The Netherlands)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
Reval	Revaluation	
RFP	Request for Proposals, or Invitation to Tender	
RFQ	Request for Qualification	
RGD	Rijksgebouwendienst - Dutch Government Buildings Agency - See also GBA, VROM	
RIBA	Royal Institute of British Architects	
RIC	Risk Identification and Control Mapping - RIC Maps	
RICS	Royal Institute of Chartered Surveyors (UK)	
RILEM	International Union of Laboratories and Experts in Construction Materials, Systems and Structures	www.rilem.org
RILEM	Reunion Internationale des Laboratoires d'Essais et de recherche sur les Matériaux et les Constructions	
RoI	Return on Investment	
RM	Requirements Management	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
RM	Risk Management	
RMIT	Royal Melbourne Institute of Technology	
RMS	Repetitive Motion Syndromes	
RR	Recapitalization Rate	
RSA	Regional Selective Assistance (UK)	
RSI	Repetitive Strain Injury	
RSL	Remaining Service Life	
RSLC	Reference Service Life of a Component	
RTC	Resolution Trust Corporation. A US federal agency charged with disposing of all the real estate assets of troubled financial institutions	
RTD	Research and Technical Development	
RV	Rateable Value	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
SABLE	Simple Access to Building Lifecycle Exchange	
SAM	Strategic Assessment Model	
SAMIS	Strategic Asset Management Information System (Australia)	
SAP	Standard Accounting Practice	
SAP	Standard Assessment Procedure (Energy prediction calculation for compliance with Building Regulations UK)	
SAPOA	South Africa Property Owners Association	
SBC	Standard Building Code (a "model code" -- U.S.)	
SBCCI	Southern Building Code Congress International - Standard Building Code (USA)	
SBI	Danish Building and Urban Research Institute (see DBUR above)	
SBP	Strategic Business Plan	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
SBPPE	Strategic Building Performance Planning and Evaluation	
SBR	Foundation for Building Research, Rotterdam, Netherlands	Ir. Koss Johanés
SBS	Sick Building Syndrome	
SCALA	Society of Chief Architects of Local Authorities (UK)	
SCC	Standing Committee for Construction of the European Communities	
SCI	System Condition Index (derived from BCCI)	
SCRI	Salford Centre for Research and Innovation	Chaired by Professor Ken Treadaway
SDRT	Stamp Duty Reserve Tax (UK)	
SECO	State Secretariat for Economic Affairs (Switzerland)	
SEP	Supplier Evaluation Process	
SEPA	Scottish Environmental Protection Agency	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
SETRA	Service d'Etudes Techniques des Routes et Autoroutes (FR)	
SFB	Strategic Facilities Brief	
SfB	Swedish Classification system, of which NI/SfB and CI/SFB are Netherlands and UK translations	
SFP	Strategic Facility Plan. An active framework to help understand the future requirements for the facility	
SFP	Strategic Facilities Planning	
SFPE	Society of Fire Professional Engineers	
SGML	Standard Generalized Mark-up Language	
SHRM	Society for Human Resource Management (UK)	
SI	Sustainability Index	
SIA	Security Industry Authority (UK)	
SII	Standardization Institute of Israel	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
SIPA	Scandinavian International Property Association (represents largest most important property investors in Nordic property markets) www.sipa.nu	
SKr	Swedish Krona	
SL	service life	
SLA	Service Level Agreement	
SLB	Service Level Brief	
SLC	Service Level Commitment	
SLM	System Life Cycle Management	
SLP	Service Life Planning	
SMDS	Switched Multi-rate Data Service	
SME	Structural Mechanical Electrical	
SMM	Standard Method of Measurement	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
SoR	Statement of Requirements	
SoTA	State of The Art (CIB PeBBu Project)	
SPC	Statistical Process Control. Uses simple statistical techniques to determine if a process is in control and meeting its upper and lower limits.	
SPF	Swedish Property Federation	
SPICE	Structured Process Improvement Tool for Construction	
SPR	Statement of Performance Requirements	
SPRM	Supplier Performance and Relationship Management	
SPRW	Syndicat des Proprietaires ruraux en Region Wallone (Belgium)	
SPV	Special Purpose Vehicle	
sq	square	
sq ft	square foot	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
SQL	Structured Query Language	
SR	Sustainment Rate	
SSAP	Statement of Standard Accounting Practice	
SSBAIF	Service Spécial des Bases Aériennes d'Ile-de-France (FR)	
ST	Socio-Technical	
STABU	Standaard Bestek Utiliteitsbouw	
ST&M®	Serviceability, Tools & Methods®	
STC	Sound Transmission Coefficient	
STEP	Standard for the Exchange of Product model data	http://www.aecbytes.com/feature/IFCmodel.htm
SUDS	Sustainable Drainage Systems (UK)	http://www.ciria.org/suds
SUI	Space Utilization Index	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
SUP	Sustainable Urban Planning	
SWOT	S trengths - W eaknesses - O pportunities - T hreats	
TAG	Technical Advisory Group -- ISO related Group in member countries	
TC	Technical Committee at ISO, CIB-PeBBu, ASTM, etc.	
TC	Thermal Comfort	
TCO	Total Cost of Ownership	
TEGoVA	The European Group of Valuers' Associations (aim to set harmonised standards of valuation and appraisal practice) (Belgium)	http://www.tegova.org/
TFM	Today's Facility Manager (magazine)	
TFM	Total Facilities Management	
TFT	Thin Film Transistor	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
TG	Task Group (ASTM, CIB)	
TGD	Technical Guidance Document (Ireland)	
TIA	Teachers in Architecture (UK)	
TIN	Technical Information Notes (part of Belgian Building Regulations)	
TNO	Building and Construction Research (The Netherlands)	
TOC	Table of Contents	
TOC	Total Ownership Cost	
TQM	Total Quality Management	
TRADA	Timber Research and Development Association (UK)	
TUS	Time Utilization Studies	
TV	Television	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
Tx	Thanks	
UBAtc	Belgian Union for Technical Approval	
UBC	Uniform Building Code (a "model" code)	
UBR	Uniform Business Rate	
UBT	Usable Buildings Trust	
UEAtc	Union Européene pour l'agrément technique	
UEPC	European Union of Developers and House Builders	
UFGS	Unified Federal Guide Specifications (USA)	
UICB	International Union of Building Centres	http://www.uicb.org/
UK	United Kingdom	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
ULI	Urban Land Institute (USA) (objective information on urban planning, growth and development, educational and research institute)	
ULI Europe	Urban Land Institute - Committed to bring timely and informative programmes to whole development community in Europe (Belgium)	
UMIST	University of Manchester Institute of Science and Technology (UK)	
UML	Unified Modeling Language	
UMTS	Universal Mobile Telephone Service	
UN	United Nations	
UNCTAD	United Nations Conference on Trade and Development	
UNEP	United Nations Environment Programme	
UNESCO	United Nations Educational, Scientific and Cultural Organization	
UNFOHLM	Union Nationale des Fédération d'Organismes HLM (FR)	
UNI	Italian National Standards body - Ente Nazionale Italiano di Unificazione	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
UNIFORMAT II	NIST publication NISTR 6389, Elemental Classification for Building Systems (USA)	
UNSFA	Union Nationale des Syndicats Français d'Architectes (FR)	
UoS	University of Strathclyde (UK, Scotland)	
UPC	L'Union Professionnelle du Credit (Belgium)	
UPS	Uninterrupted Power Supply	
USA	United States of America	
USCG	United States Coast Guard	http://www.rdc.uscg.gov
USGBC	United States Green Building Council	
USPI-NL	Uitgebreid Samenwerkingsverband Procesindustrie, Nederland (Netherlands)	
UWWTD	Urban Waste Water Treatment Directive (European)	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
VAT	Value Added Tax	
VAV	Variable Air Volume (air conditioning unit)	
VE	Value Engineering	
VE	Virtual Enterprise	
VDT	Visual Display Terminal	
VDU	Visual Display Unit	
VHM	Flemish Society for Social Housing (Belgium)	
VHM	Vlaamse H uisvestingsmaatschappij (Belgium)	
VM	Value Management	
VM	Virtual Model	
VOC	Volatile Organic Compounds. Indoor air pollutants.	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
VOIP	Voice Over Internet Protocol	
VPN	Virtual Private Network	
VR	Virtual Reality	
VROM	Dutch Ministry of Housing, Spatial Planning and the Environment	
VTT	Technical Research Centre of Finland	http://www.vtt.fi/
VUW	Victoria University of Wellington (New Zealand)	
W	Working Commission (CIB)	
WAN	Wide Area Network	
WAP	Wireless Application Protocol	
WB	The World Bank Group	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
WBS	Work Breakdown Structure	
WBDG	Whole Building Design Guide at NIBS (USA)	
WC/wc	Water Closet	
WD	Working Draft (ISO)	
WDV	Written Down Value	
WFTAO	World Federation of Technical Assessment Organizations	
WG	Work Group (ISO)	
WLC	Whole Life Costing	
WLCF	Whole Life Cost Forum (UK)	
WLCM	Whole Life Cycle Management	
WLP	Work Life Performance	

<u>Abbreviation, Acronym, or Initialism</u>	<u>Meaning</u>	<u>URL Address</u>
WLV	Whole Life Value	
WORM	Write Once Read Many	
WPL	workplace Parking Levy (UK)	
WTO	World Trade Organization	
XML	eXtensible Mark-up Language	http://www.xml.org
YP	Year's purchase	
ZAG	Slovenian National Building and Civil Engineering Institute	

Abbreviation,
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to be launched October 2003 Greg Foliente

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(used to be run by Dave Bloomfield at BRE)

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(where David Hattis works)

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