4.3 DEVELOPMENT OF NSFR DATA BASE

The thirty sites photographed contained some 12,000 NSFR parcels (Table 4-1). Cursory examination of photographs of a few sites revealed that many parcels contained multiple buildings and that some buildings extended over multiple parcels. It became evident that a thorough examination of all NSFR parcels in the thirty sites was not feasible within the available resources for this project and that the expectation of single main building per parcel had to be modified to cope with the reality.

For this purpose, a new concept of "cluster" was introduced to accommodate buildings which extended over several parcels, as in large shopping centers, industrial complexes, and condominiums. To reduce the level of effort devoted to detailed examination of multiple buildings, a hybrid method was applied, based on exhaustive examination of a restricted number of parcels selected by statistical sampling:

1. Every odd numbered parcel was to be examined to obtain general description of the parcel; and

2. For statistically selected parcels, detailed measurements and identification of materials were to be carried out.

The first task was to generate a "parcel file", i.e., a file of general characteristics of NSFR parcels; the second task was to generate a "building file", i.e., a data file of detailed material-finishes found in all major building components in selected parcels or clusters. Discussions of these two data files are given in sections that follow.

4.3.1 PARCEL FILE

The purpose of the "Parcel File" was to generate a data base that described general features of parcels such as total land area, building footprint and building height. These features in conjunction with parcel use-type and construction type would provide a firmer data base from which a statistical sample of NSFR parcels for in-depth measurements of material-finishes would be selected.