

public health. In larger cities other functions such as urban renewal, public housing, and welfare are also provided for.

In the larger communities, special purpose buildings are constructed to serve specific functions, such as police protection, public health and welfare, fire protection, etc. In smaller cities, generally those of less than 10,000 population, these functions are implemented by a single multipurpose building. Schools, not included in this chapter, are a specific exception to this rule. In this chapter, only the space needs for city halls, city and county courts, and multipurpose public administration functions are considered. Other local public buildings such as police and fire stations, armories, exhibition centers, libraries, schools, arenas, or auditoriums are excluded, except insofar as they are part of multipurpose public buildings.

It should be kept in mind in any study of this sort that some general purpose space will be in specialized structures and that specialized purpose office space will be found in generalized structures. It is assumed that the two factors are compensating.

(b) *Accepted Standards*

Widely accepted standards for office space needs, published by the Building Research Advisory Board, indicate that office buildings should have an average of 80 square feet per employee. This is for buildings having 10 percent or less private (individual) offices. They give a range of from 50 square feet per employee in multiple occupancy offices to 175 square feet in private offices.

Other standards suggest higher space requirements per employee. The American Society of Planning Officials' report on "civic center planning" suggests that 100 square feet per employee is a good average. An estimate for the future, suggested for the city of Akron by their central city consultant,² is 128 square feet per employee. The Public Administration Service in their report on "Space Needs in Municipal Buildings" indicates that for city halls an overall average, allowing for council chambers and conference rooms, of 200 square feet per employee or more may frequently be necessary to provide adequately for all functions.

In a recent survey of public office space needs, conducted by the American Public Works Association, the cities that responded indicated that they leased space on the basis of 100 square feet per employee. Cities over 100,000 population indicated that for city-owned public office buildings the space needs varied from approximately 100 to 500 square feet per employee. The median was from between 200 and 300 square feet per employee. This generally corresponds with the overall average suggested in the Public Administration Service's report for municipal buildings allowing for council chambers, conference rooms, corridors, etc.

For cities under 100,000 population the range of space needs reported was somewhat greater, being 100 to 1,000 square feet per employee. (In some small communities the figure was even higher.) The median was also somewhat greater, being 500 to 700 square feet per employee. It is perhaps interesting to note that statistics developed in the course of this study indicate that, on the average, there are 1

² Walker & Murray, Associates.