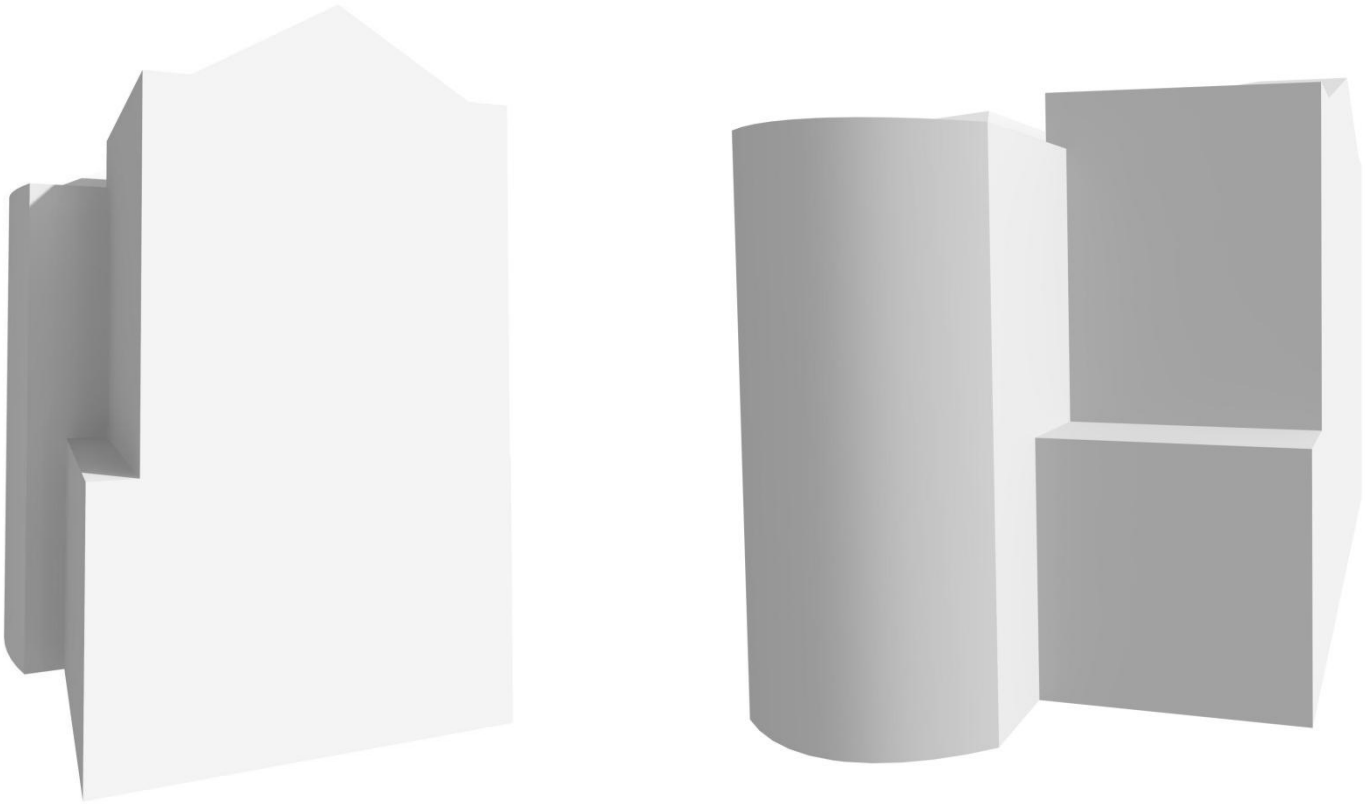
BIM Level of Detail Specification



Level 1 – Mass Model



Modeling at Level of Detail 1 is generally used to depict the architectural context in which the investment takes place. Solid models of the surrounding buildings make it possible, for example, to analyze sunlight exposure.

- the least detailed and most general BIM model,
- presents the general form of the building,
- at this level, details such as windows, doorways, services or architectural elements are not presented.

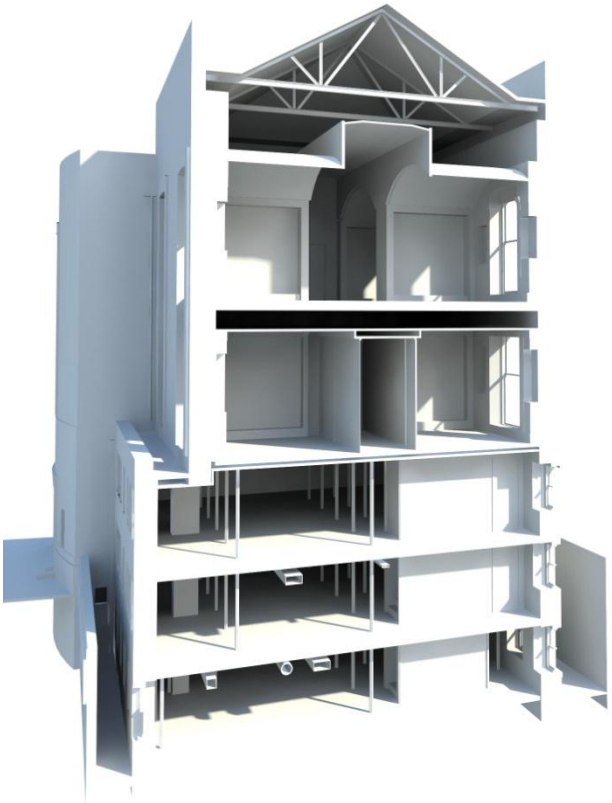
Level 2 – Basic Structural Model



Modeling at Level of Detail 2 is used to create a base project at the preliminary architectural concept stage. A BIM model (LoD2) provides details equivalent to 2D documentation at a scale of 1:200.

- the model contains the most important structural elements and openings in the building, including floors, columns, beams, and door and window openings in a basic form,
- the model does not present services, architectural details, partition walls or interior doors.

Level 3 – Basic Architectural Model

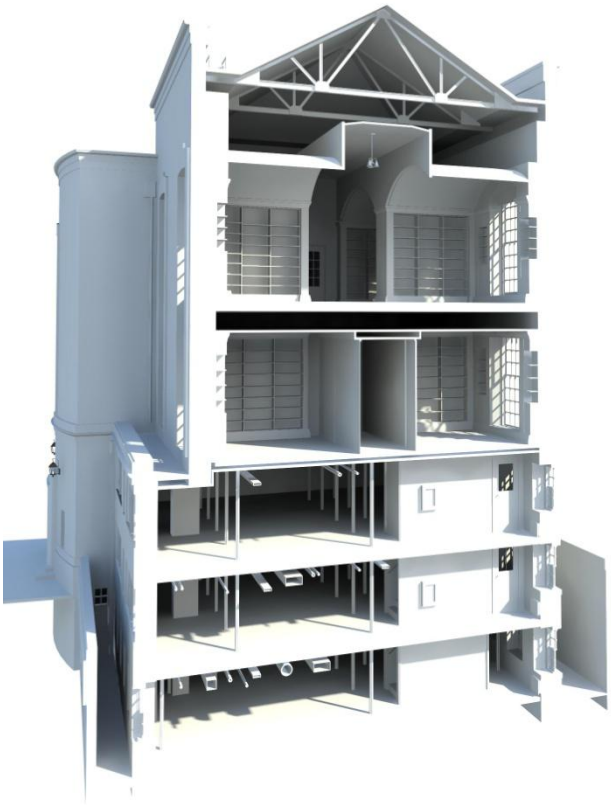




Modeling at Level of Detail 3 is used as a base project, excluding construction documentation. A BIM model (LoD3) provides details equivalent to 2D documentation at a scale of 1:50 or 1:100.

- the model contains all structural elements and basic, simplified architectural details,
- external joinery such as doors and windows is shown,
- at this level, interior walls with doors and service components are presented.

Level 4 – Detailed Architectural Model





Modeling at Level of Detail 4 is generally used for engineering (detailed design) projects as well as interior finishing projects. A BIM model (LoD4) represents architectural details with the most precise geometry.

- this level contains all structural and architectural elements in detail,
- even the smallest service items and furniture are modeled,
- external joinery such as doors and windows, including door handles, is shown.

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Walls

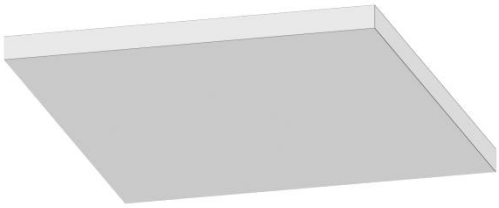


☐ **Level 2/3**

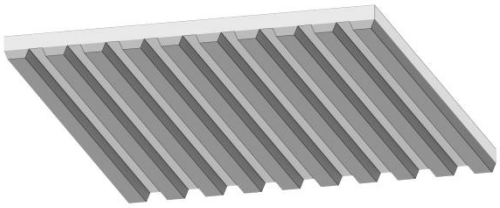


☐ **Level 4**

Floors

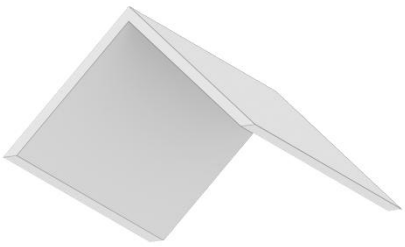


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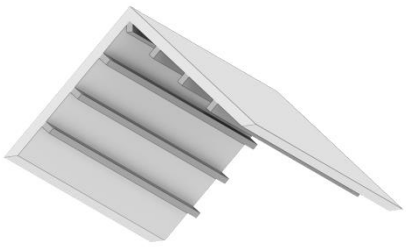


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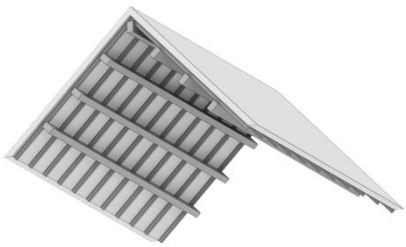
Roofs



☐ **Level 2**



☐ **Level 3**



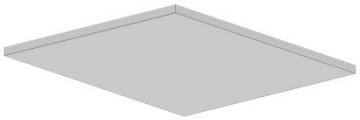
☐ **Level 4**

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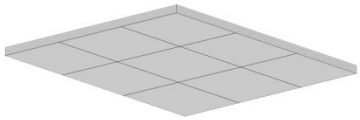
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Ceilings

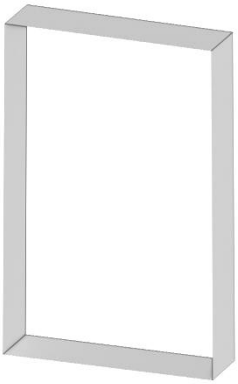


☐ **Level 2/3**



☐ **Level 4**

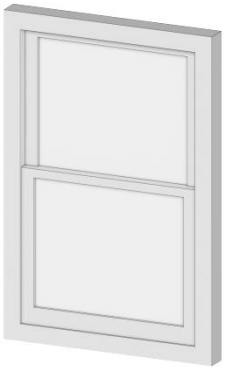
Windows



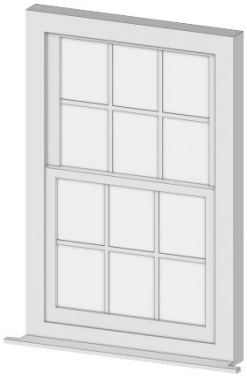
☐ **Level 2**



☐ **Level 2.5**

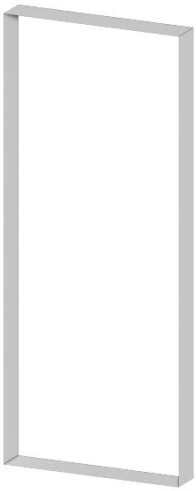


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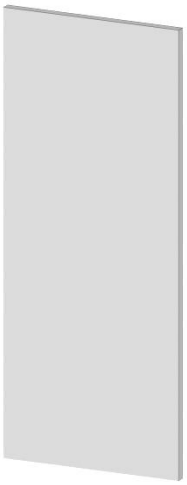


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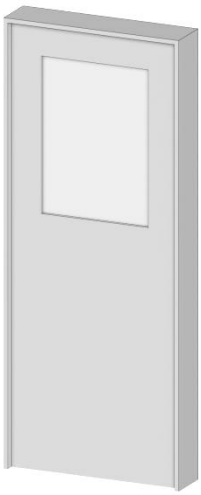
Doors



☐ **Level 2**



☐ **Level 2.5**



☐ **Level 3**



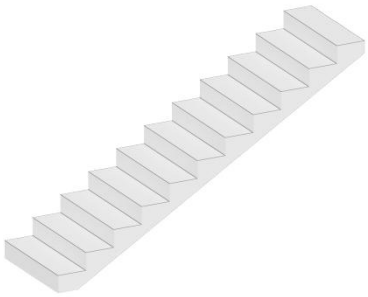
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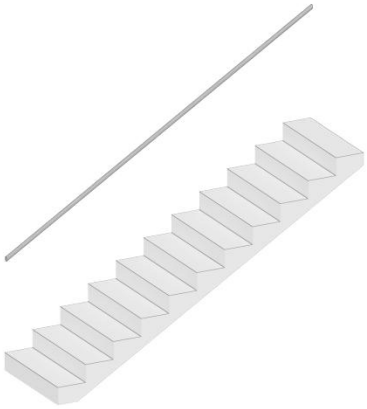
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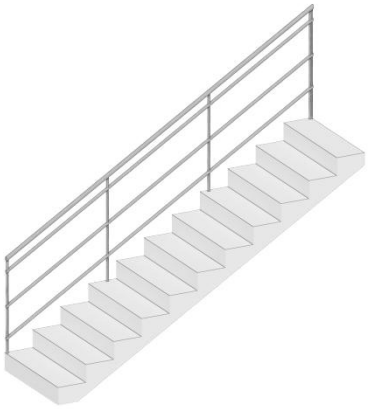
Stairs



☐ **Level 2**

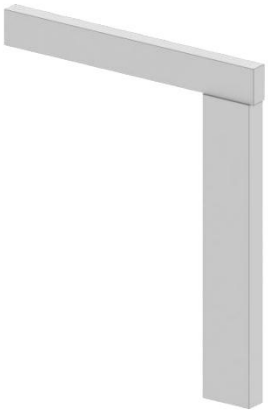


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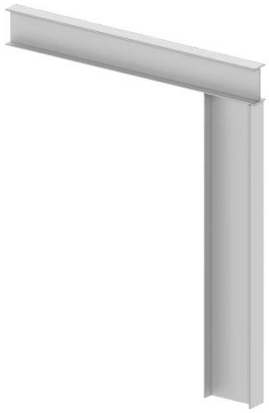


☐ **Level 4**

Structure



☐ **Level 2**

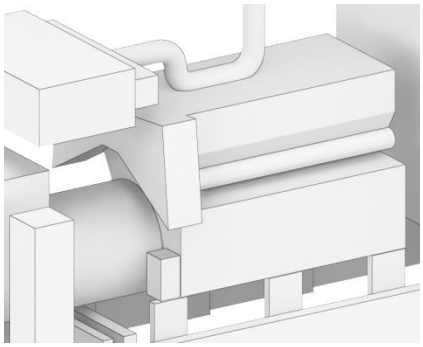


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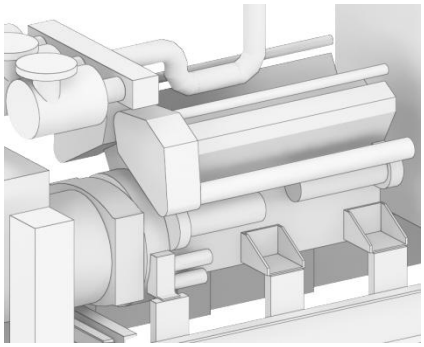


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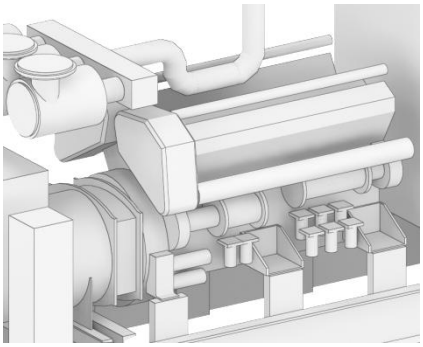
Equipment



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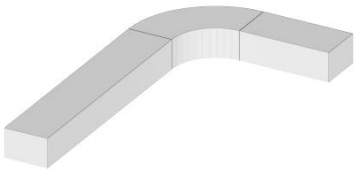
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Pipes



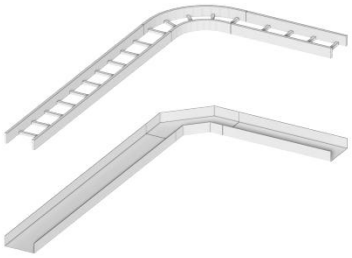
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Ducts



☐ **Not included** ☐ **Level 3/4**

Cable Trays



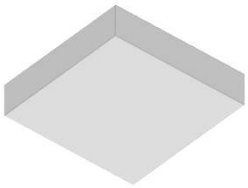
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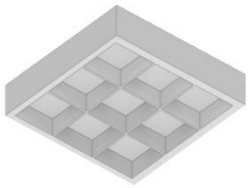
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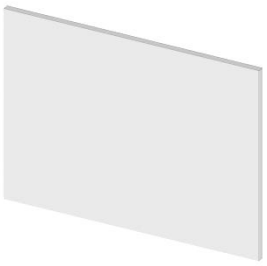
Lighting





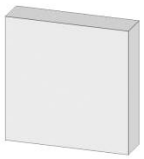
☐ **Not included** ☐ **Level 3** ☐ **Level 4**

Radiators



☐ **Not included** ☐ **Level 3/4**

Switches and Sockets



☐ **Not included** ☐ **Level 3/4**

Smoke Ventilation



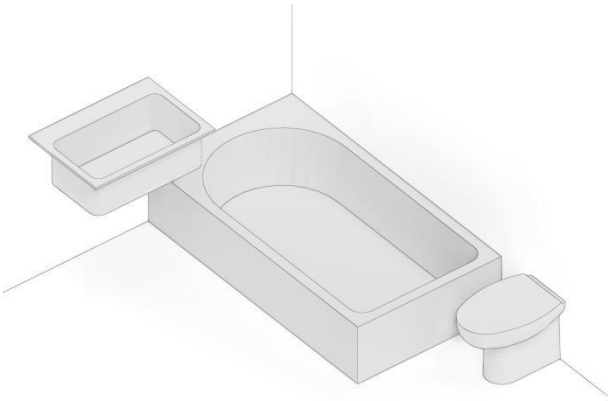
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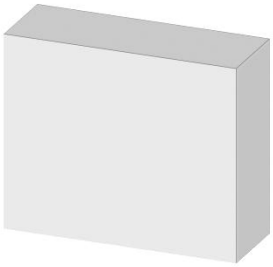
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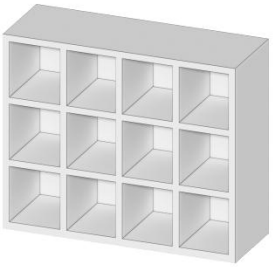
Sanitary Ware



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Fixed Furniture





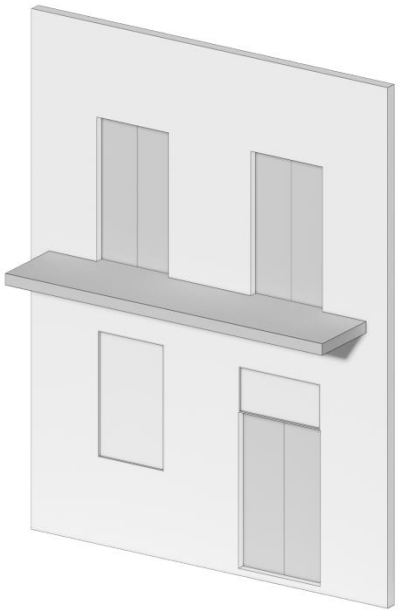
☐ **Not included** ☐ **Level 3** ☐ **Level 4**

Gutters

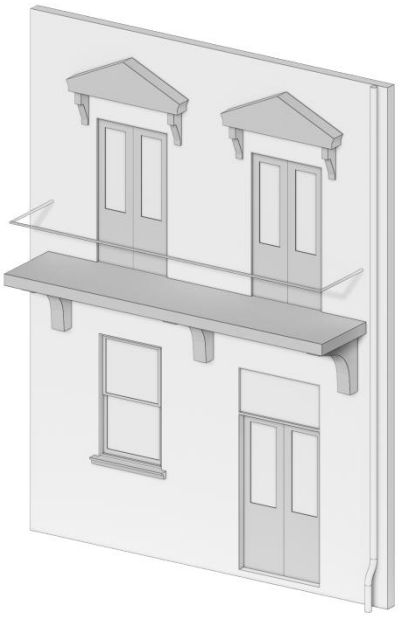


☐ **Not included** ☐ **Level 3/4**

Facade Details



☐ **Level 2**

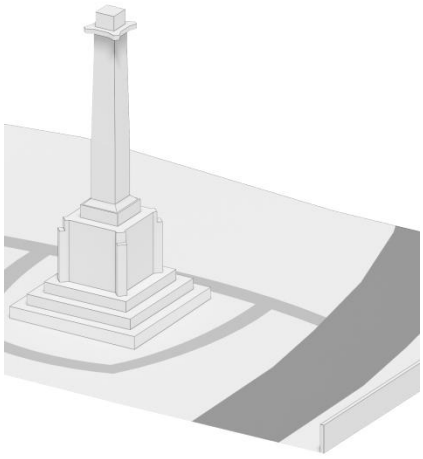


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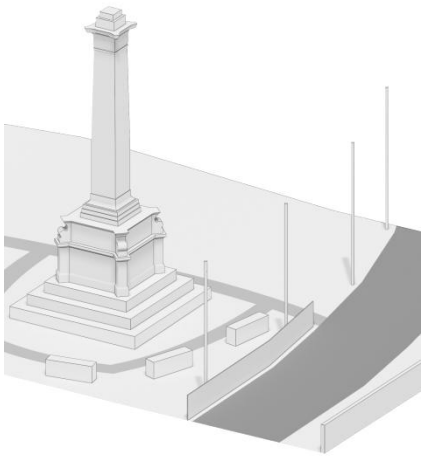


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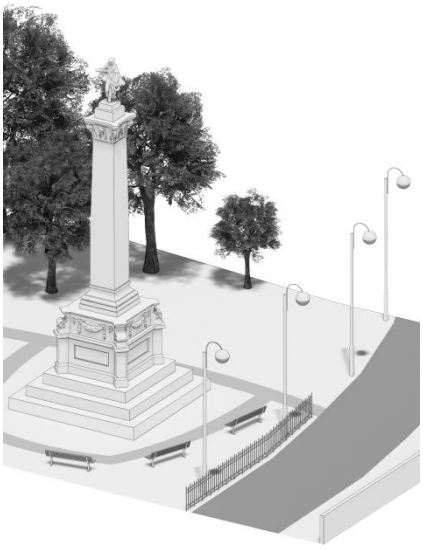
Topographical Details



☐ **Level 2**



☐ **Level 3**



☐ **Level 4**

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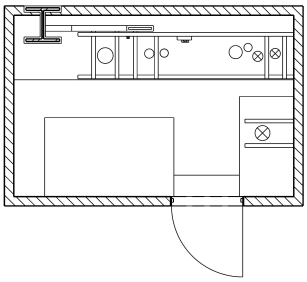
Revit Version	2023 ☐	2024 ☐	2025 ☐	2026 ☐

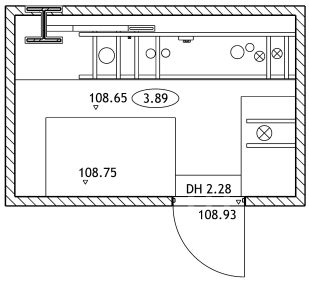
Resolution (min size of detail shown)		20 mm ☐	50 mm ☐	100 mm ☐

Modeling Accuracy

• Wall, Floor, Structure	15 mm ☐	30 mm ☐	50 mm ☐
• Roof	20 mm ☐	40 mm ☐	60 mm ☐
• Services	20 mm ☐	40 mm ☐	60 mm ☐
• Openings	15 mm ☐	30 mm ☐	50 mm ☐

2D Documentation generated from the Revit model	Yes ☐	No ☐





	Not included	Raw model extraction	With annotations added
• Floor Plans	☐	☐	☐
• Reflected Ceiling Plans	☐	☐	☐
• Sections	☐	☐	☐
• Exterior Elevations	☐	☐	☐
• Roof Plans	☐	☐	☐

Comments:

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