

Measuring Guidelines

General:

- Always measure the outside.
- Include chimneys & bay windows, but not areas that don't have floor levels, or where you can't stand (5 feet minimum).
- Always measure each floor and watch for overhangs and recessed areas.
- Do not include the attached garage; use the interior wall of the garage next to the house as the outside wall of the house.
- Include the stairs on every level they serve.
- Exclude openings to the floors below.
- Measure each level of a split-level. Multiple floors can be combined into one level if they are within two feet of each other.
- Unfinished areas above-grade must be counted separately.

Basements and Below-Grade Floor Areas:

- Above-grade includes all finished square footage that is entirely above ground level.
- Below-grade includes areas which are wholly or partly below ground level.

Disregard any rules-of-thumb or local custom that allow you to include below-grade areas if less than 5 feet below ground level, if a walk-out or if less than ½ of the area is below grade. Even if the below-grade area is fully finished, it is not part of the finished, above-grade, floor area.

Low Ceilings, Attics and Lofts:

- Level ceilings must be 7 feet high, and at least 6'4" under beams, ducts and other obstructions. (There are no height restrictions under stairs).
- Sloped ceilings – ½ must be at least 7 feet high. You can include all area more than 5 feet high.
- Lofts & finished attics must be accessible by a conventional stairway or other acceptable access. If you need to use a ladder, it's NOT part of the finished square footage, no matter how big and regardless of the ceiling height.

Detached Rooms and Guest Cottages:

If not connected by an enclosed, finished hallway, they must be counted separately; this includes finished rooms above a garage.

Room Counts:

Generally, a room that is used for "living," such as- a Kitchen, Bedroom(s), Living Room, Family Room, Den, and Dining Room.

Bathrooms, laundry rooms, sun rooms, lofts, closets, storage rooms, utility rooms, enclosed porches and patios, foyers and entryways are not usually considered to be "rooms".

If an eating area, whether formal or informal, can have a wall installed and be a separate room, it can be a Dining Room, otherwise it's a Dining Area.

Bedrooms:

Should be at least 70 square feet. Bedrooms must have two forms of egress, and one must be a window or a door leading to the outside. (You can't walk through one bedroom to get to another.) If it does not meet these standards, it's something else, but not a bedroom.