

Method of Calculating Square footage

What is it?

- A method of measurement that will make it possible to obtain accurate and reproducible measurements of square footage in single-family houses.

Definitions

- Attached Single Family House – has its own roof and foundation but has a wall that extends from foundation to roof that divides it with another house and does not share utility service.
- Detached Single Family House – A house that has open space on all its sides.

Definitions

- Finished area – living area of the house. Must be connected by other finished areas.
- Unfinished area – Garages, unfinished rooms, chimneys, open areas that do not have a floor, etc.

Calculations

- Measurements:
 - Nearest inch or 0.1ft or 0.01m
- Final area should be reported to nearest 1 ft²
- You must report how calculations were determined.
 - Interior Space Not Inspected Method
 - Plans-Based Method
 - Other Methods

Interior Spaces Not Inspected Method

- Inside not inspected
- Dimensions measured
- Could include unfinished areas in house such as stairs, openings in floor around stairs.
- Should be able to determine garage and chimney areas.

Plans-Based Method

- Most accurate
- Determined using house plans
- Can be used on houses not built yet

Other Methods

- Least accurate estimate
- Accomplished by not going to house and getting direct measurements

Declaration Statement

- Description of house
 - Outside dimensions
 - Detached or attached
- Square footage above and below grade
- Square footage of unfinished areas
- Method of determination

Calculating

- Measure from exterior finished surface of the outside wall at floor level
- Openings to the floor grade – usually around stairs. i.e. Open loft area

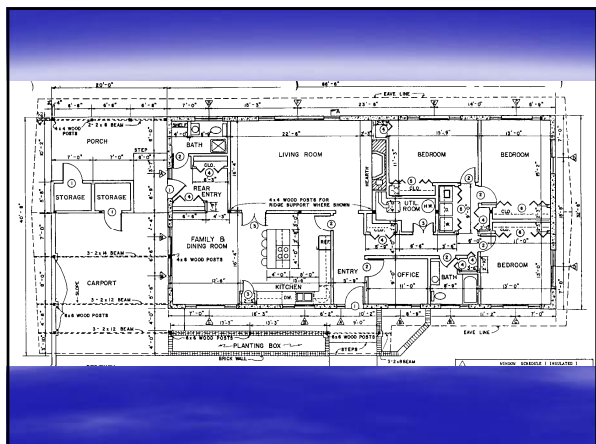
Calculating

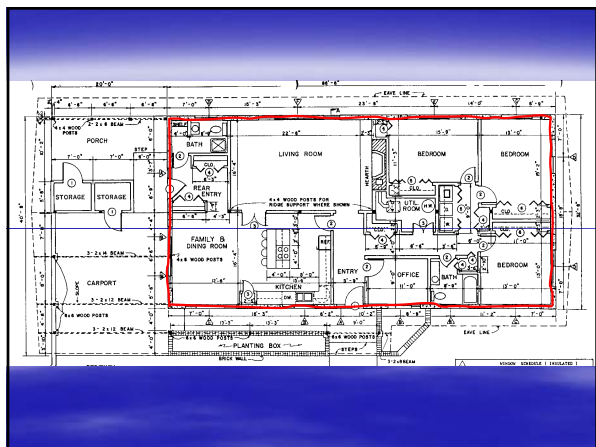
- Ceiling height must be at least 7 ft except
 - Under beams
 - Ducts
 - Other obstructions

Where height can be 6.33 ft (6'- 4")

- Sloped ceiling - at least 1/2 of ceiling must be over 7 ft and no portion that is less than 5 ft high can be counted.

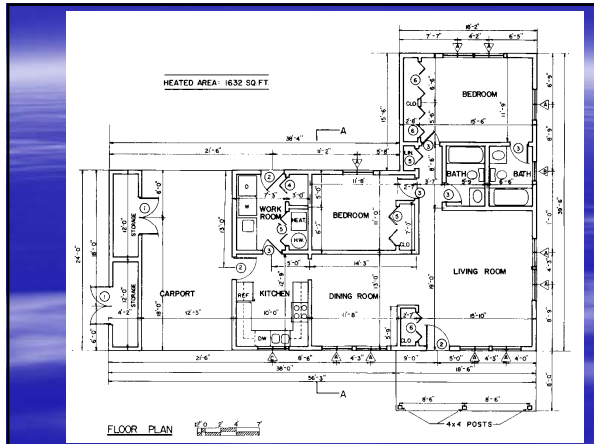
Examples

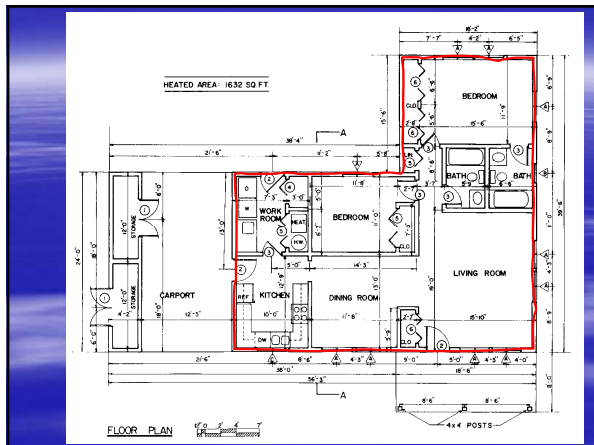




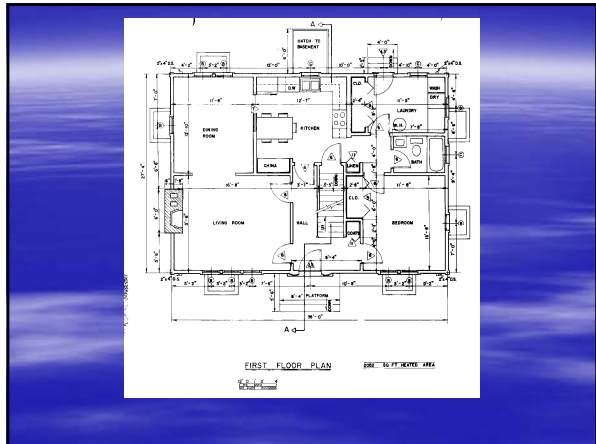
- Finished area $66.5' \times 32.5' = 2161.2 \text{ ft}^2$
- Unfinished area:
 - $20' \times 32.5' = 650 \text{ ft}^2$
 - $4' \times (13.25' + 13.25' + 9) = 142 \text{ ft}^2$
 - $650 \text{ ft}^2 + 142 \text{ ft}^2 = 792 \text{ ft}^2$

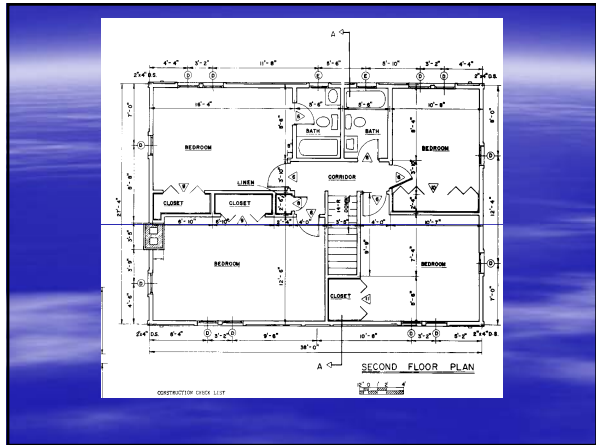
A 86.5' by 32.5' detached single family house has 2161 ft² of finished above grade area, plus 792 ft² of porch, storage and 2 car garage area. Finished square footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built.

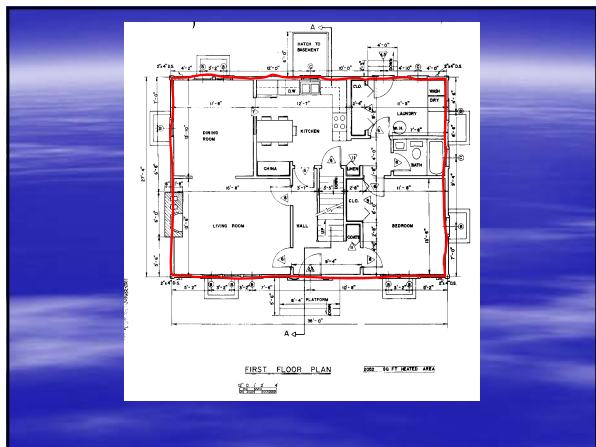


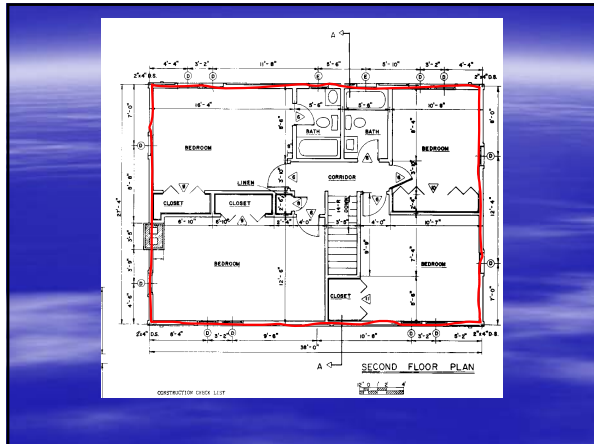


- Finished area $18.167' \times 15.5' = 281.6 \text{ ft}^2$
 $56.25' - 12.25' - 4.167' = 39.833'$
 $39.833' \times 24' = 956.0 \text{ ft}^2$
 $956.0 \text{ ft}^2 + 281.6 \text{ ft}^2 = 1237.6 \text{ ft}^2$
- Unfinished area $13.25' + 4.167' = 17.4'$
 $17.4' \times 24' = 418 \text{ ft}^2$
- A 39.5' by 56.25' one story detached single family house has 1237.6 ft² of above grade finished area, plus 418 ft² of storage and garage area. Finished square footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built









- First floor finished 38' * 27.3' = 1037.4 ft²
- Second floor finished 38' * 27.3' = 1037.4 ft²
- Total finished:
 $1037.4 \text{ ft}^2 + 1037.4 \text{ ft}^2 = \underline{2074.8 \text{ ft}^2}$

A 38' by 27.3' two story detached single family house has 2075 ft² of above-grade finished area. Finished square footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built.
