

How do I figure square footage of a room or level?

In order for a room to be included in the total square footage of a house, the ceiling must be 7 feet tall, or 6 feet 4 inches with beams, air ducts, or anything else that might hang down. If the ceiling is angled, at least half of the room's floor area must be 7 feet or higher. If this is the case, then any part of the room with a ceiling of 5 feet or higher can be included. Crawl spaces do not count.

To qualify as a **half story**, there must be at least 4 feet of exterior wall height at the eaves. An exception is when there is sufficient slope of the roof for the area to be approximately **50%** usable. A half story should have windows of a size sufficient for light and ventilation. In a **three-quarter story**, there usually will be 5 to 7 feet of exterior wall height at the eaves giving a usable square footage that is approximately **75%** of the total floor area.

Finished square feet (livable space) must include:

- Floor covering wall-to-wall using carpet (no area rugs), vinyl, tile, hardwood, etc.
- Wall covering floor-to-ceiling using drywall, paneling, wainscoting, etc.
- Ceiling covering using drywall, panels, etc.
- Electrical (plug-ins), lighting and heating.

Usable square feet includes finished and unfinished areas:

- 3-season porches, utility & laundry rooms, and under the stairs are included.
- Not included are garages, screened porches, under-deck storage, root cellars, etc.

Square Footage

FINISHED SQUARE FOOTAGE: To be considered “finished”, the area must have finished flooring, wall covering, and ceiling. Door, window and closet openings must be trimmed. Walls, floors and ceilings that are painted or stained may be considered finished. Do not include finished garages in finished square feet.

Finished Above Grade: Is the total finished square footage measured at and above ground level as it appears from the front view of the building. It includes all floors and levels above this line. No space or area with a ceiling height less than 5’ may be included in finished square feet.

Finished Below Grade: Is the total finished square footage measured below ground level from the front view of the building. It includes all floors and levels below this line. No areas with a ceiling height less than 5’ may be included in finished square feet.

TOTAL SQUARE FOOTAGE: is the calculated total of the Above Grade Square Footage and Below Grade Square Footage.

Above Grade SqFt : The above grade square feet is the total square feet of all levels above the main floor plus the main floor square feet.

Below Grade SqFt : The below grade square feet is equal to the total square feet of all floors or levels below the main floor.

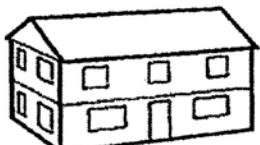
Main Floor SqFt: For a ranch, two story, 1.50 story or split, include foundation size plus any overhang. **DO NOT** include 3 season porches. For a split, include the “entry” area in the main floor square feet.

The Finished Sq Footage and Total Square Footage will almost never be equal.

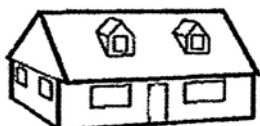
Bedroom Definition - A room that has sufficient space for a bed and two openings, 1 door and 1 window, one being to the exterior of the structure. The room must have a minimum of 7’ interior height, except under beams, ductwork and obstructions where the height may be 6’4”. No portion of the bedroom under 5’ in height may be included in the bedroom square footage. The bedroom must also have a closet in the room or immediately adjacent for storage. Permanently attached wardrobes or armoires with doors meet the closet requirement.



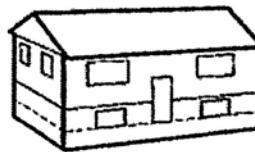
One-story residences have one level of living area. The attic space is limited and is not intended for living area. No more than one step from threshold to main floor.



Two-story residences have two levels of finished living area. The area of each floor is about the same. The attic space is limited and is not designed for usable living area.



1.25-1.75 Story residences have two levels of living area. They have a steep roof slope and sometimes dormers, the area of the upper level, whether finished or unfinished, is usually 25% to 75% of the lower level.



Bi-level / Split residences have two levels of living area, the lower level may be partially below grade. A distinguishing characteristic is the split-foyer entry.



Multi-level / Tri-Level residences have multiple levels of finished living area: Each level is immediately below the upper level as in a two story. The intermediate levels, adjacent to the other levels, are separated by approximately 4 feet. All levels are interconnected with stairs