

# FINISHED SQUARE FOOTAGE

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It is important that REALTORS® be consistent in measuring the finished square footage of homes. Therefore, the following guidelines are provided to aid you in completing the square footage questions on the property profile sheets.

*It is important that these guidelines be adhered to as the data you provide is used by other REALTORS® and Appraisers who need and expect correct and consistent information.*

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## A FINISHED ABOVE GRADE SQUARE FOOTAGE

Include the finished area, which is on those levels, which are completely (100%) above grade. A level is considered to be above grade ONLY IF THE ENTIRE LEVEL IS ABOVE GRADE. (Note: For MLS purposes, grade and ground level are the same.) A walk-out basement or lower level with one or more sides partially below grade (or ground) cannot be counted as above grade finished area even if one or more walls are 100% above the ground.

- **Note: When measuring the upper level or second floor of a 1 & 1/2 story or Cape Cod type house, do not include floor area under ceilings or beyond walls, which are less than five feet in height.**
- **On upper levels of multi-level property, do not include square footage for vaulted ceiling areas.**

## B FINISHED EXPOSED BELOW OR PARTIALLY BELOW GRADE SQUARE FOOTAGE

This pertains to bi-levels, tri-levels, multi-levels, or ranches and two-story houses with partial basement exposure. Include the area of only those finished rooms with window(s) that contain an area of, at least, 8% of the total square footage of that room. Remember, a room is below grade if any part of the level it is on is below grade (ground). Walkouts and exposed basements should be included as FINISHED EXPOSED BELOW OR PARTIALLY BELOW GRADE SQUARE FOOTAGE.

- **Caution: For a room in the lower level to be a legal bedroom, in addition to the 8% window space requirement, it must comply with other local building codes.**

## C FINISHED NON-EXPOSED SQUARE FOOTAGE

Include the area of finished rooms with no windows or windows with an area of less than 8% (Local codes may vary) of the total square footage of that room. It is possible and acceptable that some rooms (with little or no window area) which are on the same level as the rooms discussed in the previous paragraph will be included in this total. Finished rooms in traditional basements would be included as FINISHED NON-EXPOSED SQUARE FOOTAGE.

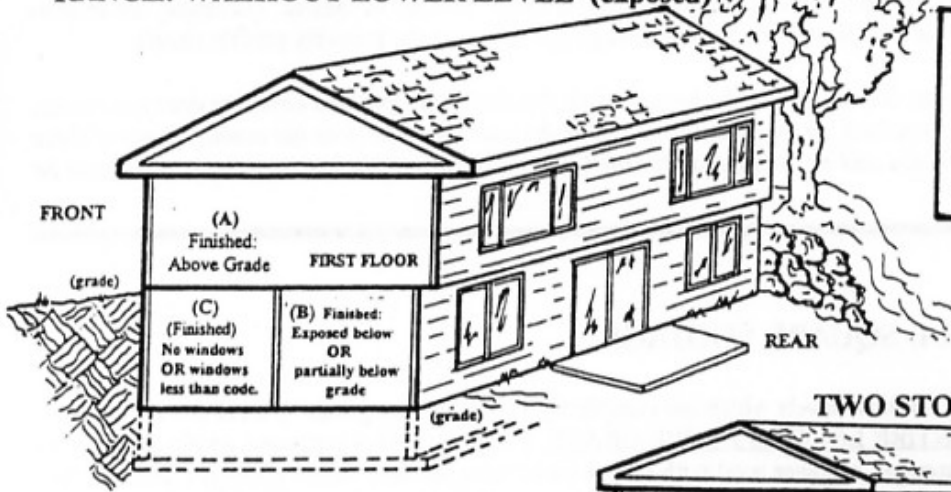
## D FINISHED TOTAL SQUARE FOOTAGE

Finished total square footage should equal the total of the above three areas.

- **Note: To be considered finished square footage, the space must be heated, have finished walls, have a finished ceiling (no exposed floor joists), and have a finished floor (painted concrete does not count). If one of these four components is missing, the space can still be counted as finished, but disclosure of the missing component must be included in MLS remarks. (This rule applies to all levels)**

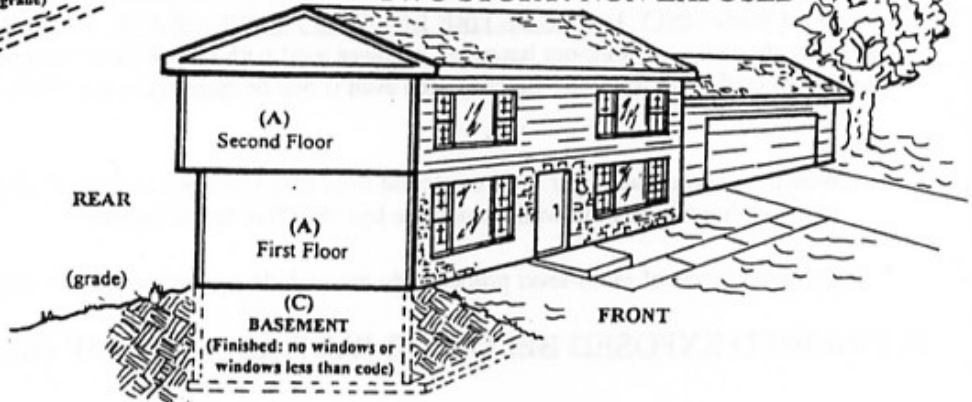
# FINISHED SQUARE FOOTAGE CALCULATIONS

## RANCH: WALKOUT LOWER LEVEL (exposed)

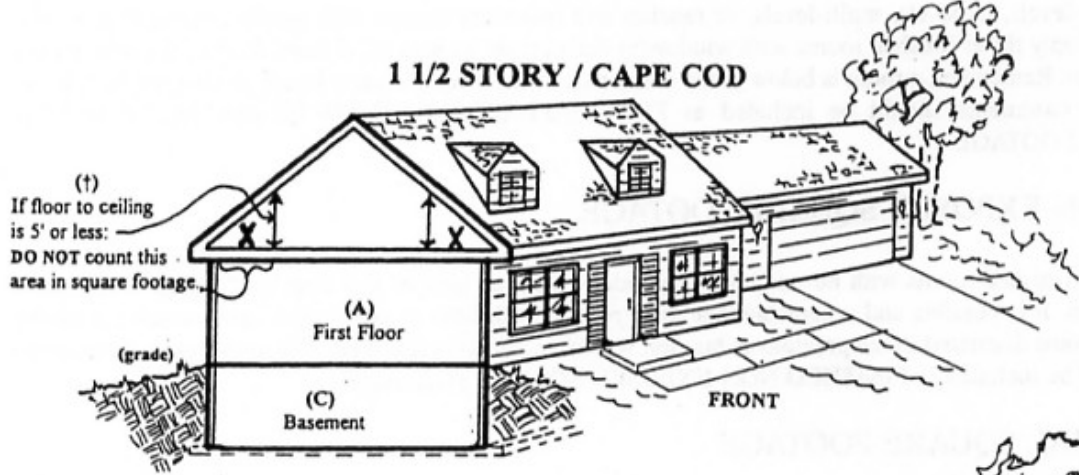


- A = FINISHED ABOVE GRADE SQUARE FOOTAGE
- B = FINISHED EXPOSED BELOW OR PARTIALLY BELOW GRADE SQUARE FOOTAGE
- C = FINISHED NON-EXPOSED SQUARE FOOTAGE
- † = FLOOR AREA NOT INCLUDED IN SQ. FOOTAGE

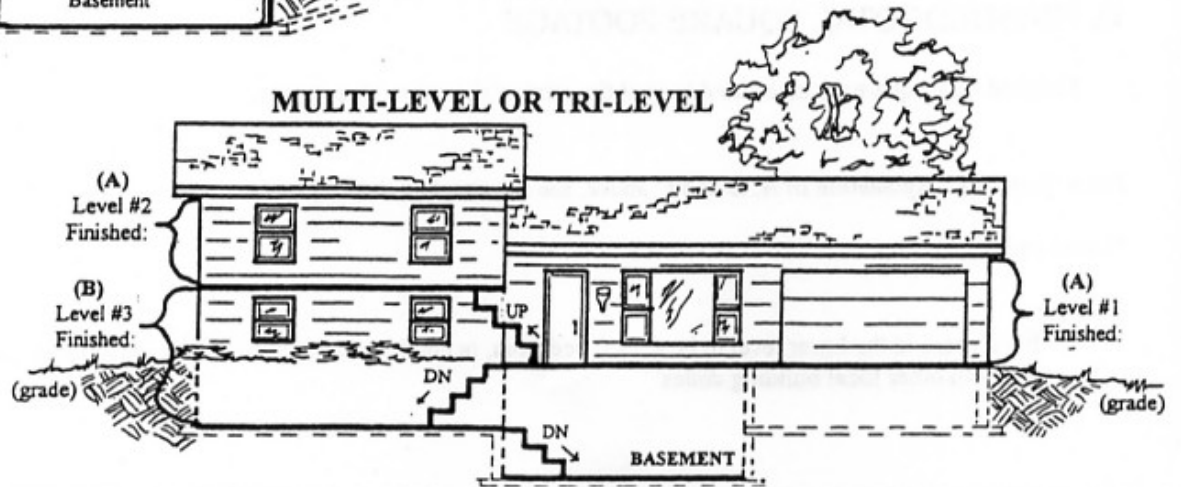
## TWO STORY: NON-EXPOSED



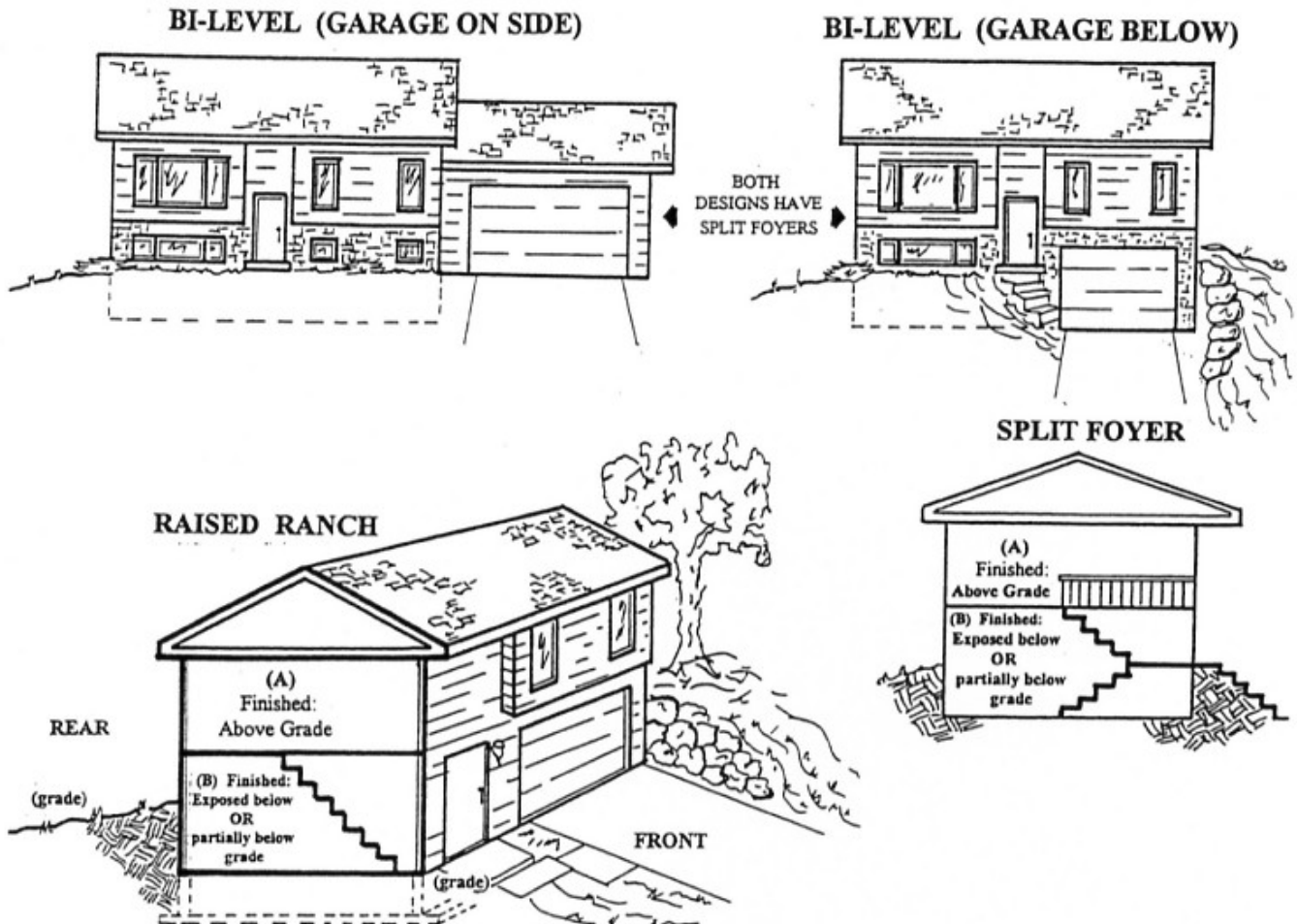
## 1 1/2 STORY / CAPE COD



## MULTI-LEVEL OR TRI-LEVEL



# FINISHED SQUARE FOOTAGE CALCULATIONS



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## HOW TO CALCULATE 8% WINDOW AREA VS FLOOR AREA:

1. Measure the GLASS size (NOT wood frame) of window. (ie) 24"x32"
2. Measure the floor area of the room in question. (ie) 130 square feet.
3. If window is measured in inches, as the example, multiply 24"x32" = 768 square inches.
4. To convert 768 square inches into feet divide by 144. 768 divided by 144 = 5.3 sq. ft.
5. Divide the window glass size by the floor area of the room and multiply by 100.  
 $5.3 \text{ divided by } 130 = .0407 \times 100 = 4.07\%$
6. In this example the window size does not meet the 8% code. This room would be finished non-exposed square footage.