

Measuring Basement Floor Area

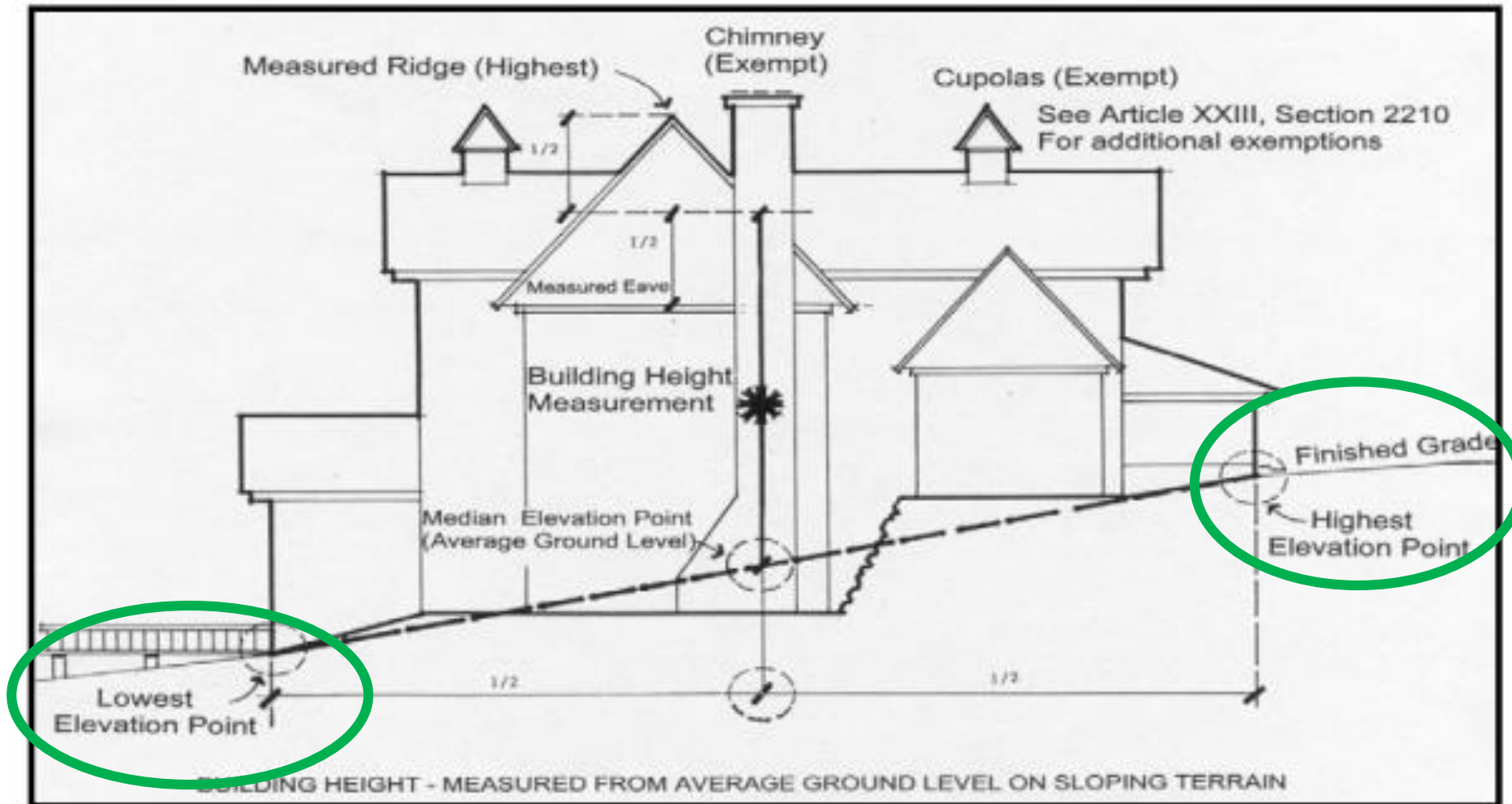
EXAMPLES

A solid blue horizontal bar spanning the width of the slide, located at the bottom.

Northfield MN, Land Development Code

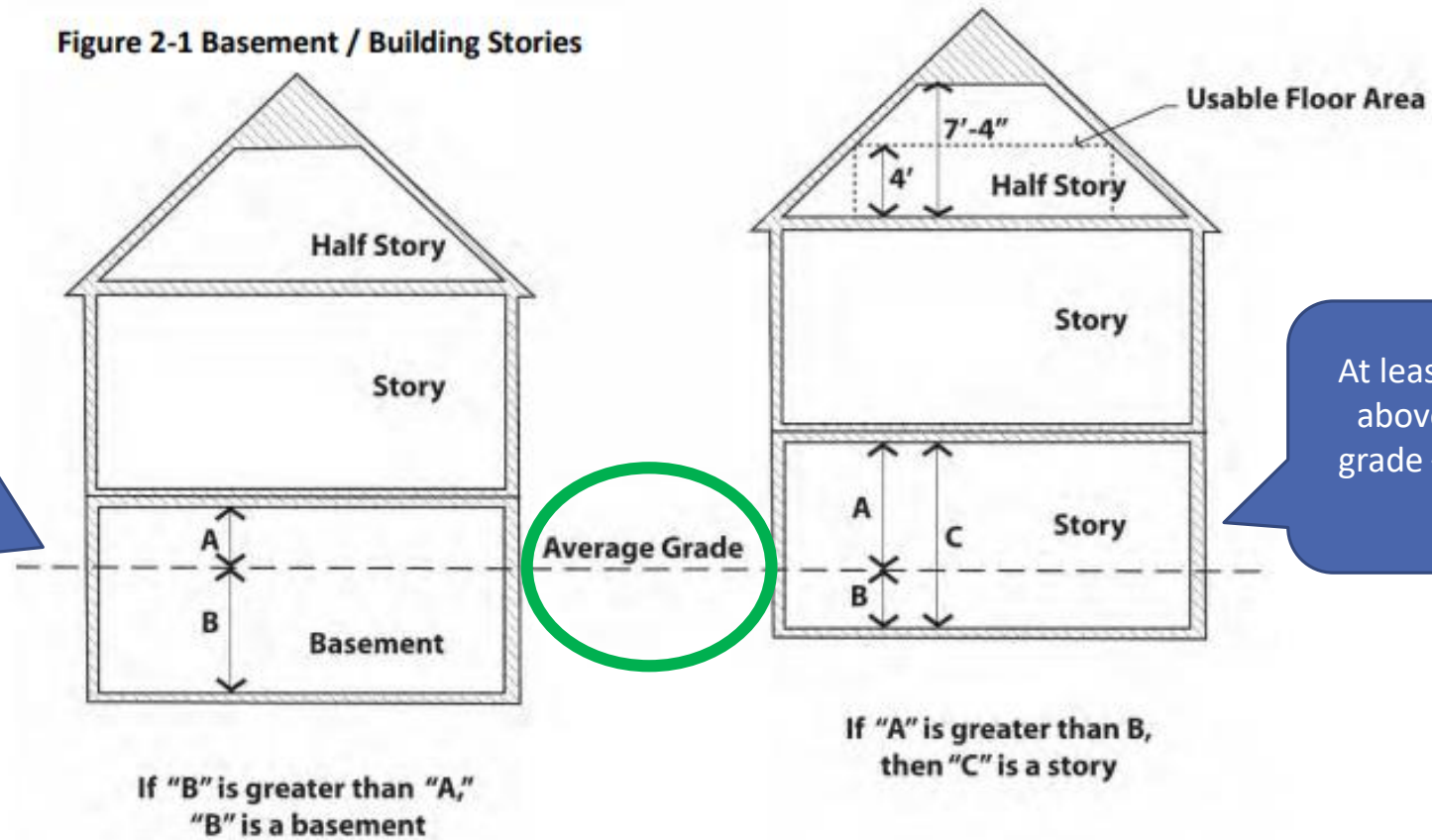
Floor Area, Gross . The sum of the gross horizontal areas of several floors of a building, measured from the exterior faces of exterior walls or from the centerline of party walls separating two buildings. In particular, floor area shall include the following:

- Basement space if at least one-half of the basement story is above the established curb level or, where the curb level has not been established, above the average level of the finished grade;
- Elevator shafts and stairwells at each floor;
- Floor space used for mechanical equipment where the structural headroom exceeds seven and one half feet, except equipment open or enclosed, located on the roof, i.e., bulkheads, water tanks and cooling towers;
- Attic floor space where the structural headroom exceeds seven and one half feet;
- Interior balconies and mezzanines; and
- Enclosed porches, but not terraces, breezeways, and screened porches.



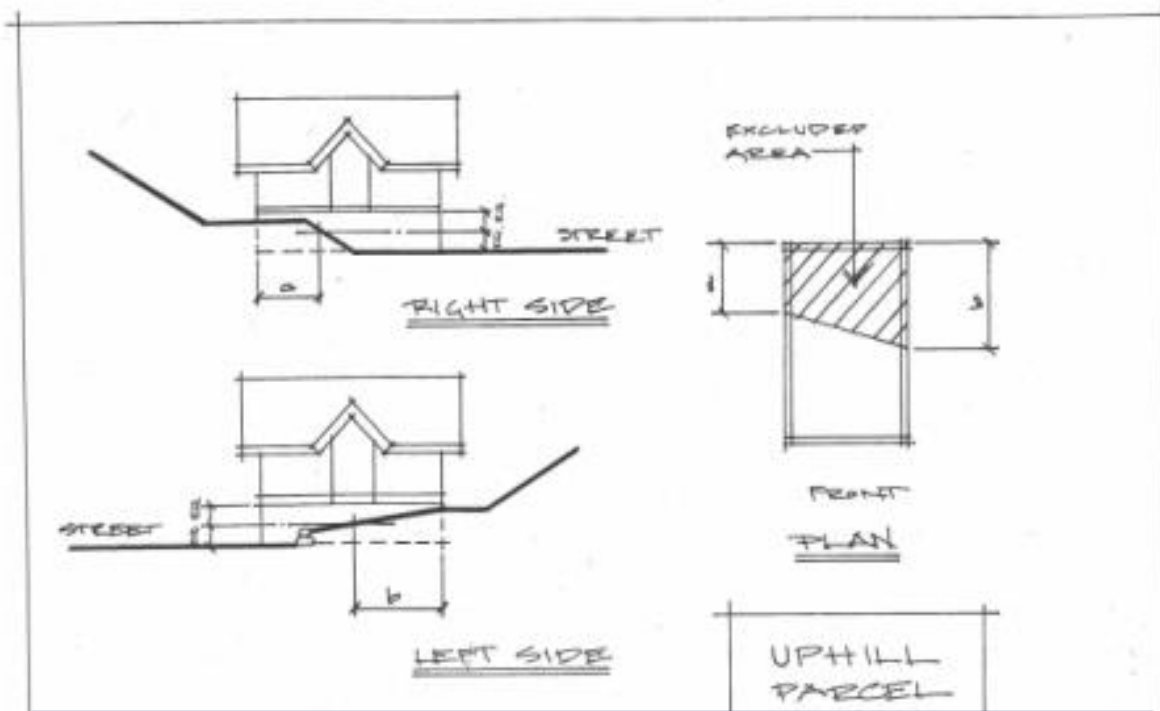
Where a building is located on sloping terrain the height shall be measured from the average ground level of the grade at the building wall. Average ground level shall be determined by locating the mean between the extreme upper and lower finished grades per building elevation.

Figure 2-1 Basement / Building Stories



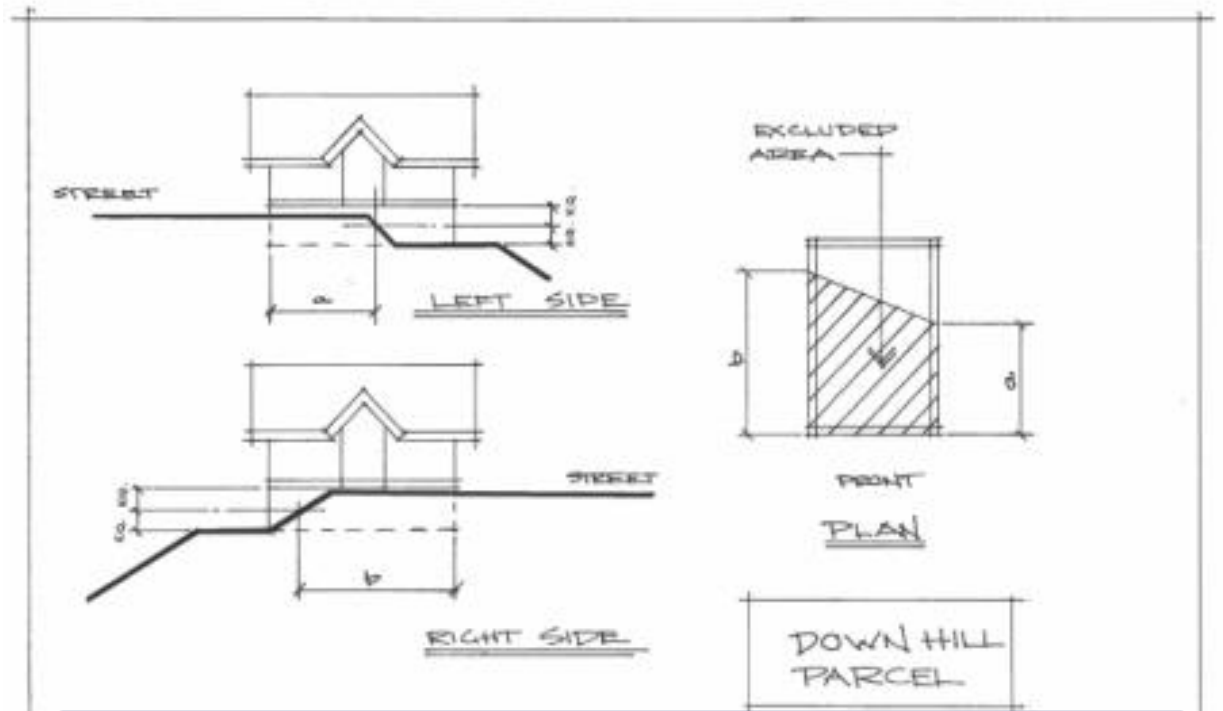
At least one-half of the basement story is NOT above the average level of the finished grade – this basement would not be included in the floor area calculation

At least one-half of the basement story is above the average level of the finished grade – this basement would be included in the floor area calculation



At least one-half of the basement story is above the established curb level – basement would be included in floor area calculation

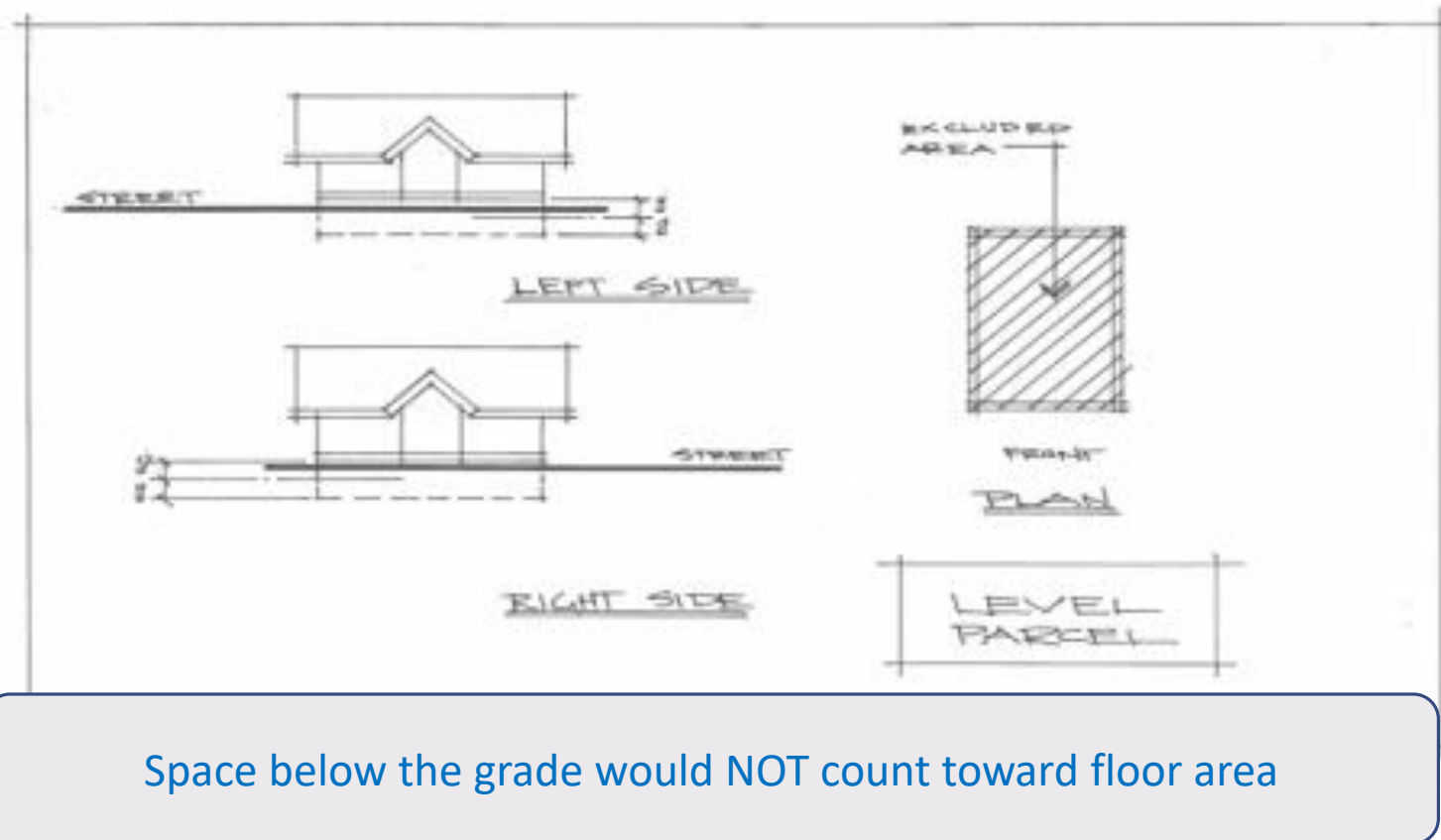
Figure 1 - In Ground Basement Floor Area for an Uphill Parcel



At least one-half of the basement story is NOT above the established curb level – basement would not be included in floor area calculation

Figure 2 - In Ground Basement Floor Area for a Downhill Parcel

<https://www.whistler.ca/www.whistler.ca/business/land-use-and-development/building/in-ground-basement-floor-area-exclusions>



Space below the grade would NOT count toward floor area

Figure 3 - In Ground Basement Floor Area for a Level Parcel