



# BUILDER BULLETIN 22

## FLOOR AREA CALCULATIONS

Effective: April 1, 1990

Further to Builder Bulletin 20 and in response to industry requests, the Ontario New Home Warranty Program has developed a set of requirements for the uniform calculation of unit floor area.

The requirement only apply when the floor area is used in the advertising and sales material, or in the Agreement of Purchase and Sale (or construction contract). In other words any printed or advertised reference to a unit's floor area must be calculated in accordance with this Bulletin.

The details of the approval method of floor area calculations vary slightly depending on the type of home to be constructed, and the attached detail sheets describe the approved methods for each of the following:

- » detached houses
- » semi-detached houses
- » row houses
- » high-rise units

The requirements of this Bulletin come into effect April 1, 1990 for homes and condominium units enrolled with the Program after that date.

We would like to thank the Ontario Home Builders Association's Technical Committee, the Toronto Home Builders Association and the many other industry members who assisted the Program in preparing this Bulletin.

---

### Floor Area Calculations Detached Houses

#### Application of Calculation

For **any reference** to area measurement of a detached house, the measurement **must be calculated** using the following **approved method**. This includes references in:

- Agreement of Purchase and Sale
- Media advertising and
- Sales materials

That is to say, if in the course of selling detached houses, reference is made to an area measurement, then the following method must be used.

However, there is no requirement to specify an area measurement, so if none is mentioned then this definition need not be used.

Either **metric** or **imperial** measurements may be used.

The following notation to purchasers must be included in any materials which specify an area measurement: "Note: Actual usable floor space may vary from the stated floor area."

#### Calculation

For detached houses, the floor area of the house is the **total area of each floor above grade measured to the exterior face of the outside walls**, less openings to the floor below which

are not associated with stairs. Stairs may be included (the area of treads and landings). However, if the opening in the floor is oversized (larger than the actual area of the stairs), that extra open area (outside the limits of the treads and landings) must be deducted from the floor area calculation.

A tolerance of 2.0% on the total area measurement is acceptable.

The area of the garage is excluded from the floor area calculation, but any finished year-round habitable space above the garage is included. Finished or enclosed atrium or sunroom areas meant for year-round use may be included in the calculation. The area of any open balconies or enclosed balconies (such as Florida rooms) are not to be included in the calculation, **unless these areas are designed to be used as year-round habitable space, and are heated and insulated to Code**. These areas may be shown separately. Example: 2,000 square foot house plus 150 square foot Florida room.

Finished area, where all or part of the area is below the first storey (including walk-outs), may be included in the total floor area figure, but must also be specified separately. Example: 2,000 square foot house **which includes** 800 square foot finished area below the first story. Measurements for this space below the first storey are to the exterior surfaces of foundation walls.

---

## **Floor Area Calculations Semi-Detached Houses**

### **Application of Calculation**

For **any reference** to area measurement of a semi-detached house, the measurement **must be calculated** using the following **approved method**. This includes references in:

- Agreement of Purchase and Sale
- Media advertising and
- Sales materials

That is to say, if in the course of selling semi-detached houses, reference is made to an area measurement, then the following method must be used. However, there is no requirement to specify an area measurement, so if none is mentioned then this definition need not be used.

However, there is no requirement to specify an area measurement, so if none is mentioned then this definition need not be used.

Either **metric** or **imperial** measurements may be used.

The following notation to purchasers must be included in any materials which specify an area measurement: "Note: Actual usable floor space may vary from the stated floor area."

### **Calculation**

For semi-detached houses, the floor area of the house is the total area of each floor above grade measured from the centerline of the common wall to the exterior face of the outside wall, less any openings to the floor below which are not associated with stairs. Stairs may be included (the area of treads and landings). However, if the opening in the floor is oversized (larger than the actual area of the stairs), that extra open area (outside the limits of the treads and landings) must be deducted from the floor area calculation.

A tolerance of 2.0% on the total area measurement is acceptable.

The area of the garage is excluded from the floor area calculation, but any finished year-round habitable space above the garage is included. Finished or enclosed atrium or sunroom areas meant for year-round use may be included in the calculation. The area of any open balconies or

enclosed balconies (such as Florida rooms) are not to be included in the calculation, **unless these areas are designed to be used as year-round habitable space, and are heated and insulated to Code**. These areas may be shown separately. Example: 2,000 square foot house plus 150 square foot Florida room.

Finished area, where all or part of the area is below the first storey (including walk-outs), may be included in the total floor area figure, but must also be specified separately. Example: 2,000 square foot house **which includes** 800 square foot finished area below the first storey. Measurements for this space below the first storey are to the exterior surfaces of foundation walls, and to the center lines of demising walls.

---

## **Floor Area Calculations Row Houses**

### **Application of Calculation**

For **any reference** to area measurement of a row house, the measurement **must be calculated** using the following **approved method**. This includes references in:

- Agreement of Purchase and Sale
- Media advertising and
- Sales materials

That is to say, if in the course of selling row houses, reference is made to an area measurement, then the following method must be used. However, there is no requirement to specify an area measurement, so if none is mentioned then this definition need not be used.

However, there is no requirement to specify an area measurement, so if none is mentioned then this definition need not be used.

Either **metric** or **imperial** measurements may be used.

The following notation to purchasers must be included in any materials which specify an area measurement: "Note: Actual usable floor space may vary from the stated floor area."

### **Calculation**

For row houses, the floor area of the house is the total area of each floor above grade measured from the centerline of the common wall to the centerline of the common wall or to the exterior face of the outside wall, where appropriate, less any openings to the floor below which are not associated with stairs. Stairs may be included (the area of treads and landings). However, if the opening in the floor is oversized (larger than the actual area of the stairs), that extra open area (outside the limits of the treads and landings) must be deducted from the floor area calculation.

A tolerance of 2.0% on the total area measurement is acceptable.

The area of the garage is excluded from the floor area calculation, but any finished year-round habitable space above the garage is included. Finished and enclosed atrium or sunroom areas meant for year-round use may be included in the calculation. The area of any open balconies or enclosed balconies (such as Florida rooms) are not to be included in the calculation, **unless these areas are designed to be used as year-round habitable space, and are heated and insulated to Code**. These areas may be shown separately. Example: 2,000 square foot house plus 150 square foot Florida room.

Finished area, where all or part of the area is below the first storey (including walk-outs), may be included in the total floor area figure, but must also be specified separately. Example: 2,000 square foot house **which includes** 800 square foot finished area below the first storey.

Measurements for this space below the first storey are to the exterior surfaces of foundation walls, and to the center lines of demising walls.

---

## **Floor Area Calculations High-Rise Units**

### **Application of Calculation**

For **any reference** to area measurement of a high-rise house, the measurement **must be calculated** using the following **approved method**. This includes references in:

- Agreement of Purchase and Sale
- Media advertising and
- Sales materials

That is to say, if in the course of selling high-rise units, reference is made to an area measurement, then the following method must be used. However, there is no requirement to specify an area measurement, so if none is mentioned then this definition need not be used.

However, there is no requirement to specify an area measurement, so if none is mentioned then this definition need not be used.

Either **metric** or **imperial** measurements may be used.

The following notation to purchasers must be included in any materials which specify an area measurement: *"Note: Actual usable floor space may vary from the stated floor area."*

### **Calculation**

For high-rise units, the floor area of the house is the **total area of each floor measured as the area bounded by the center lines of demising or party walls separating one unit from another unit, the exterior surface of all exterior walls, and the exterior surface of the corridor wall enclosing and abutting the unit**, less any openings to the floor below which are not associated with stairs. Stairs may be included (the area of treads and landings). However, if the opening in the floor is oversized (larger than the actual area of the stairs), that extra open area (outside the limits of the treads and landings) must be deducted from the floor area calculation. Mechanical shafts or chases directly servicing the unit will be included in the total area of the unit.

A tolerance of 2.0% on the total area measurement is acceptable.

Finished and enclosed atrium or sunroom areas meant for year-round use may be included in the calculation. The area of any open balconies or enclosed balconies (such as Florida rooms) are not to be included in the calculation, **unless these areas are designed to be used as year-round habitable space, and are heated and insulated to Code**. These areas may be shown separately. Example: 2,000 square foot house plus 150 square foot Florida room.

For high-rise units, measurements may be specified for typical units for each model on the middle floor (mid-way between ground and top floor). If this middle floor method is used (rather than calculating measurements of units on each floor) then the following **notation to purchasers** must be included: *"Note: Floor area measurements were calculated on the middle floor, such that units on lower floors may have less floor space due to thicker structural members, mechanical rooms, etc., while units on higher floors may have more floor space."*

For more information regarding this Bulletin, please contact the ONHWP office in your area.

Issue Date: November 15, 1989