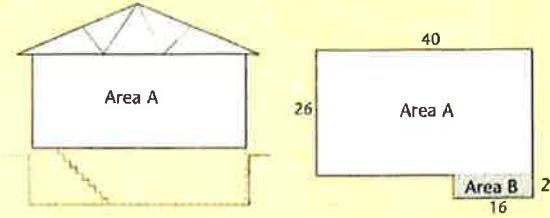


ACRE Measurements Guidelines—Residential

Reprinted With Permission. Copyright: Alliance for Canadian Real Estate Education

Example 1

One-Storey



Area A—Main Floor	26×40	=	1,040 sq ft
Area B—Main Floor	2×16	=	32 sq ft
House area based on guidelines			<u>1,072 sq ft</u>

Measurement Method

Measure exterior dimensions.

Calculation

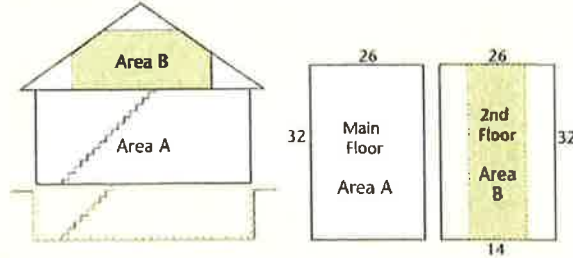
Length x Width of Exterior +/- Jogs

Exterior Dimensions

Show length and width of exterior dimensions and show length and width of jogs.

Example 2

One and One-Half Storey



Area A—Main Floor	26×32	=	832 sq ft
Area B—Second Floor	32×14	=	448 sq ft
House area based on guidelines			<u>1,280 sq ft</u>

Measurement Method

Measure exterior dimensions, except for 1/2 storey.

Calculation

Length x Width (see Areas A & B above)

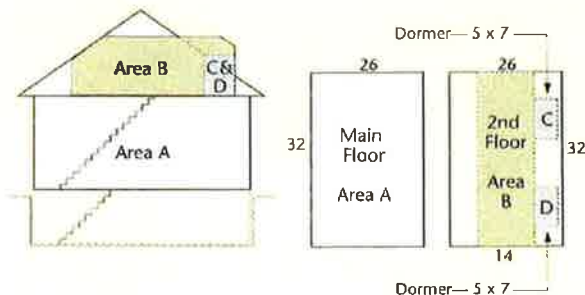
Exterior Dimensions

Show length and width of exterior dimensions and show length and width of any jogs.

Note: The length of the 2nd floor area will usually be the same as the length of the main floor but the width between vertical interior walls of the 2nd floor can only be obtained by measurement.

Example 3

One and One-Half Storey (With Dormers)



Area A—Main Floor	26×32	=	832 sq ft
Area B—Second Floor	32×14	=	448 sq ft
Area C&D—Second Floor	$2 \times (5 \times 7)$	=	70 sq ft
House area based on guidelines			<u>1,350 sq ft</u>

Measurement Method

Use exterior dimensions only, except for 1/2 storey.

Calculation

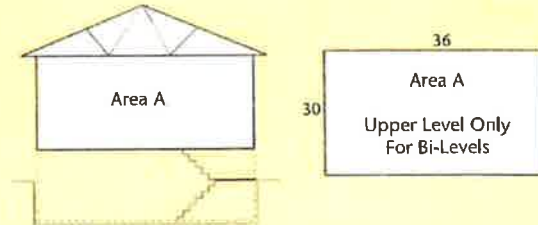
Length x Width (see Areas A, B, C & D above)

Exterior Dimensions

Show length and width of exterior dimensions and show length and width of jogs.

Example 4

Bi-Levels



Area A—Upper Level	36×30	=	1,080 sq ft
House area based on guidelines			<u>1,080 sq ft</u>

Measurement Method

Use exterior dimensions only.

Calculation

Length x Width of Exterior +/- Jogs of One Level Only

Exterior Dimensions

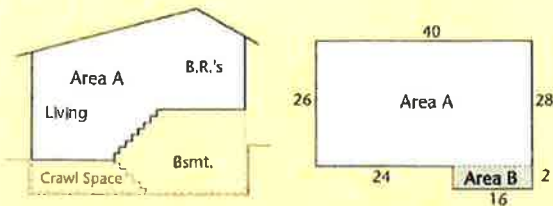
Show length and width of exterior dimensions and show length and width of any jogs.

ACRE Measurements Guidelines—Residential

Reprinted With Permission. Copyright: Alliance for Canadian Real Estate Education

Example 5

Three Level Split



Area A—Main & Upper Floor	$26 \times 40 =$	1,040 sq ft
Area B—Upper Overhang	$2 \times 16 =$	32 sq ft
House area based on guidelines		1,072 sq ft

Measurement Method

Use exterior dimensions.

Calculation

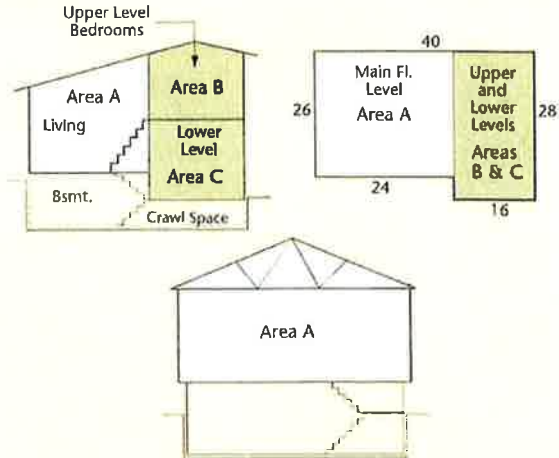
Length x Width of Exterior +/- Jogs of One Level Only

Exterior Dimensions

Show length and width of exterior dimensions and show length and width of jogs.

Example 6

Four Level Split



Area A—Main Floor	$26 \times 24 =$	624 sq ft
Area B and Area C	$2 \times (16 \times 28) =$	896 sq ft
House area based on guidelines		1,520 sq ft

Measurement Method

Use exterior dimensions.

Calculation

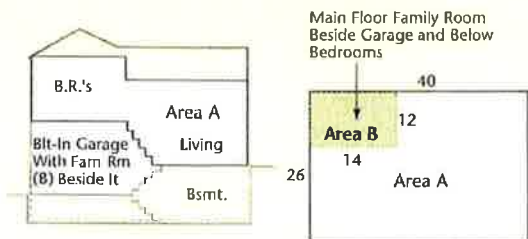
Length x Width of Exterior For Each Level Totally Above Grade +/- Jogs

Exterior Dimensions

Show length and width of exterior dimensions and show length and width of any jogs.

Example 7

Four Level Split With Built-In Garage



Area A—Main Floor & Bedrooms	$26 \times 40 =$	1,040 sq ft
Area B—Family Room	$12 \times 14 =$	168 sq ft
House area based on guidelines		1,208 sq ft

Measurement Method

Use exterior dimensions.

Calculation

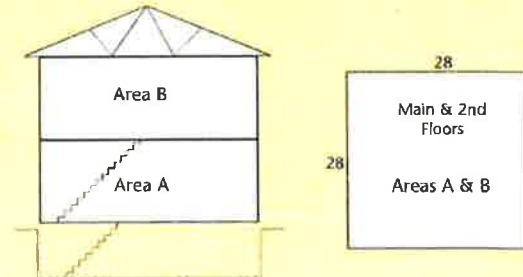
Length x Width of Exterior For Each Level Totally Above Grade +/- Jogs - Garage

Exterior Dimensions

Show length and width of exterior dimensions and show length and width of jogs.

Example 8

Basic Two-Storey



Area A—Main Floor	$28 \times 28 =$	784 sq. ft
Area B—Second Floor	$28 \times 28 =$	784 sq ft
House area based on guidelines		1,568 sq ft

Measurement Method

Use exterior dimensions.

Calculation

Length x Width of Exterior x 2 +/- Jogs

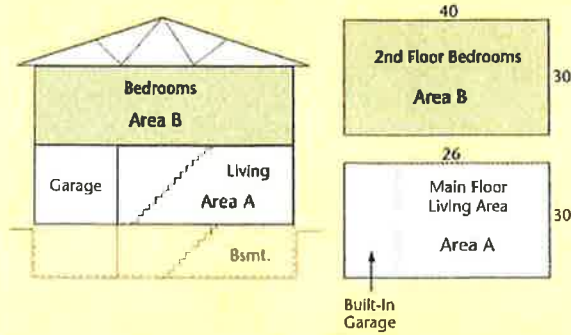
Exterior Dimensions

Show length and width of exterior dimensions and show length and width of jogs.

ACRE Measurements Guidelines—Residential

Reprinted With Permission. Copyright: Alliance for Canadian Real Estate Education

Example 9 Two-Storey With Built-In Garage



Area A—Main Floor Without Garage	$26 \times 30 =$	780 sq ft
Area B—Bedrooms	$30 \times 40 =$	1,200 sq ft
House area based on guidelines		1,980 sq ft

Measurement Method

Use exterior dimensions.

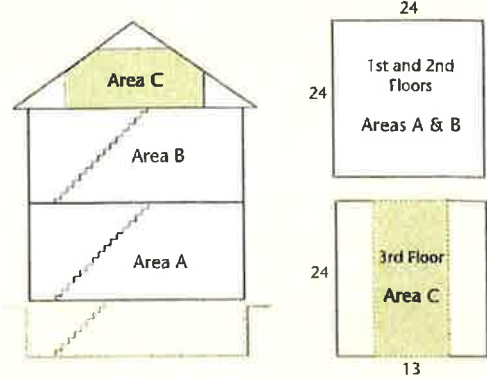
Calculation

Length x Width of Exterior x 2 +/- Jogs - Garage

Exterior Dimensions

Show length and width of exterior dimensions and show length and width of jogs.

Example 10 Two and One-Half Storey



Area A & B—1 st & 2 nd Floor	$2 \times (24 \times 24) =$	1,152 sq ft
Area C—Third Floor	$13 \times 24 =$	312 sq ft
House area based on guidelines		1,464 sq ft

Measurement Method

Use exterior dimensions, except for 1/2 storey.

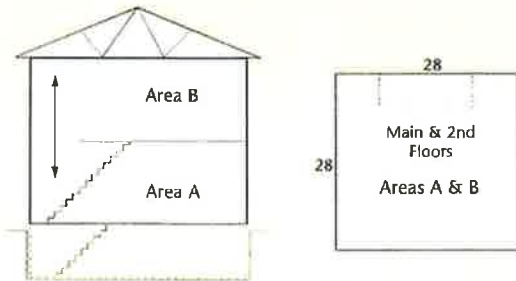
Calculation

Length x Width (see Areas A, B & C above)

Exterior Dimensions

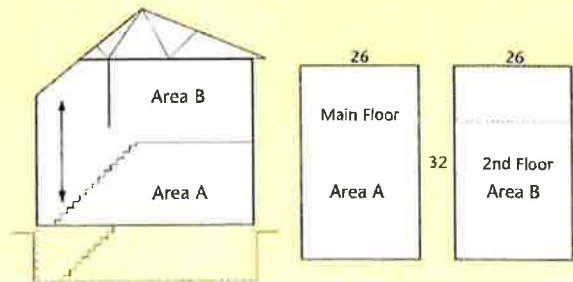
Show length and width of exterior dimensions and show length and width of any jogs.

Example 11 Two-Storey (Open Two-Storey Foyer/Other, From Main)



The standard to use when measuring a home with an open area for the full two storeys, is to measure the exterior dimensions and double for the two storeys, *minus* the interior open area measurement.

Example 12 Two-Storey With Vault/Slope



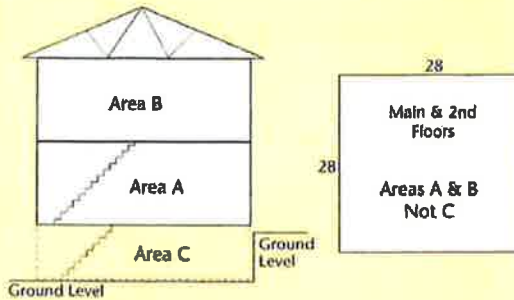
Where the two-storey walls are full height on one side, the area should be measured as two floors. The area beneath the slope on the opposite side would be measured as one floor. The vaulted ceiling area should not cause a doubling of the area. Any lofts or catwalks should be measured separately and added to the living area.

ACRE Measurements Guidelines—Residential

Reprinted With Permission. Copyright: Alliance for Canadian Real Estate Education

Example 13

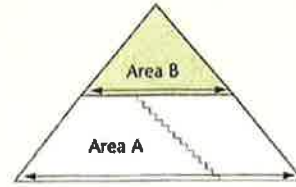
Walkout Basement



A walkout basement occurs when a home is built on a sloped area so that the main entry is at ground level at the front of the house and the level below that (basement) opens out on the opposite side of the house at the lower ground level. The square footage of this lower basement area is not included in the living area measurement for listing purposes.

Example 14

A Frame



A frame construction with no knee walls should be measured from point to point on both main and second floors.

Caution These residential measurement guidelines are provided for information purposes only by the Alliance for Canadian Real Estate Education. At the present time, no standard procedures have been approved throughout Canada. Practitioners should fully investigate local practices.