

Winnipeg REALTORS®

The tools. The team. The trust.

**APPROVED
MEASUREMENT
GUIDELINES**

GUIDELINES FOR MEASURING THE ROOMS OF A HOUSE

To find individual room measurements, use a measuring tape and apply the same process as for outside measurements, that is, length x width plus or minus jogs. Individual room measurements are required on the property description forms used by WinnipegREALTORS® Association.

Not all rooms are measured. You do not measure bathrooms, closets, stairs, hallways, unheated rooms or garages. Measure from wall to wall and ignore kitchen counters and cabinets, built-in desks or bookcases, etc.

Measurements should be indicated in feet and % of feet. (10'6" = 10.5')

SOME TIPS ON METRIC CALCULATIONS

The conversion factors from imperial to metric and vice versa are:

$$\begin{aligned}3.28 \text{ feet} &= 1 \text{ metre} \\1 \text{ foot} &= .30 \text{ metre} \\10.76 \text{ sq. ft.} &= 1 \text{ sq. metre} \\1 \text{ sq. ft.} &= .093 \text{ metre}\end{aligned}$$

The secret to learning metric calculations is to remember one number 3.28.

$$\begin{aligned}1 \text{ METRE} &= 3.28 \text{ feet} \\1\text{M} &= 1 \text{ METRE} \times 1 \text{ METRE} \\&= 3.28 \text{ ft} \times 3.28 \text{ ft} \\&= 10.76 \text{ sq. ft.}\end{aligned}$$

For example, a home is 1600 square feet. How many metres is that?

$$\frac{1600}{3.28 \times 3.28} = 148.69 \text{ square metres}$$

Note: 1 acre = ±43,500 sq. ft.

STANDARD MEASUREMENT OF CONDOMINIUMS

The great boom in condominium development in Canada has created some confusion as to the proper method of measuring the size of the condominium. Developers, in order to increase the apparent size of the condominium, have in many cases included areas such as balconies, large patios and even parking stalls in the condominium measurements.

In general, it is preferable to define the condominium by reference to the walls of the building. Any outside areas which are for the private use of the owner of a condominium may be regulated and defined under Exclusive Use Agreements. These Agreements can provide for the exclusive use of a part of the Common Property by one condominium owner and are the most appropriate way of dealing with such areas as balconies, gardens, parking stalls, etc.

The condominium itself is most usually defined by the square area resulting from measurements taken from the centre line of the demising walls. In multi-level condominiums, the area of each floor would be added. This area should coincide with the square area of the condominium as represented in the Condominium Plan and, if confusion exists, the figures may be obtained from the Title Office.

In advertising or representations made by real estate practitioners about the size of condominiums, it is suggested that the square area of the condominium together with any exclusive use areas be set out in similar manner to the following example:

“Condominium of 112.59 m² together with exclusive use of balcony, large patio and 2 parking spaces.”

Such a statement clearly defines for the buyer what is being offered and eliminates much of the confusion existing in measurement of condominiums.

FLOOR MEASUREMENT OF COMMERCIAL PROPERTIES

Uniformity and consistency in carrying out floor measurements becomes increasingly more important with the advent of computerization within the real estate industry. The “ Standard Method of Floor Measurement for Office Buildings” used by the Building Owners & Managers Association and the Society of Industrial Realtors, is recommended by The Canadian Real Estate Association. Area measurement in office buildings is based on all cases upon typical floor plans.

a) Rentable area - multiple tenancy floor, whether above or below grade, should be the sum of all rentable areas on that floor. The rentable area of an office on a multiple tenancy floor should be computed by measuring to the inside finish of permanent outer building walls, or to the glass line if at least 50% of the outer building wall is glass, to the office side of corridors and/or other permanent partitions, and to the centre of partitions that separate the premises from adjoining rentable areas. No deductions shall be made for columns and projections necessary to the building.

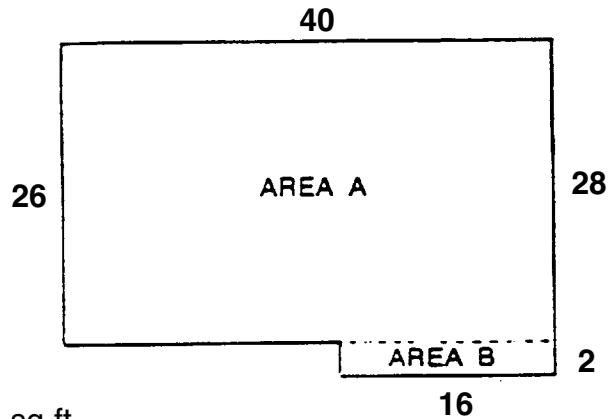
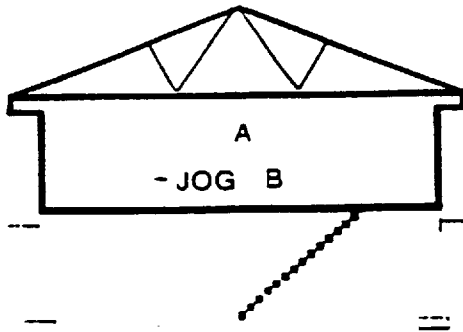
b) Rentable area of a single tenancy floor, whether above or below grade, should be computed by measuring to the inside finish of permanent outer building walls, or from the glass line where at least 50% of the outer building wall is glass. Rentable area shall include all area within outside walls, less stairs, elevator shafts, flues, pipe shafts, vertical ducts, air-conditioning rooms, fan rooms, janitor closets, electrical closets - and such other rooms not actually available to the tenant for his furnishings and personnel - and their enclosing walls. Toilet rooms within and exclusively serving only that floor shall be included in rentable area. No deductions shall be made for columns and projections necessary to the building.

c) To determine the number of square feet (or square metres) in a ground floor rentable store area, measure from the building line in the case of street frontages and from the inner surface of corridor and other permanent partitions and to the centre of partitions that separate the premises from adjoining rentable areas. No deduction should be made for vestibules inside the building line or for columns or projections necessary to the building. No additions should be made for bay windows extending outside the building line.

d) In addition to the foregoing, it is also recommended that in the case of industrial and warehouse buildings, the method of measurement now in practice be followed. Namely, that free-standing buildings with parking, loading and some useable storage area around the building be measured on an “out to out” basis whereby the outside perimeter wall is used to calculate the gross rentable area. In multi-tenancy buildings, the floor space is calculated from the outside wall to the centre of the party wall.

CALCULATION OF EXTERIOR DIMENSIONS (SQUARE FOOTAGE) MEASUREMENTS FOR BASIC HOUSE DESIGNS

EXAMPLE 1 – ONE STOREY

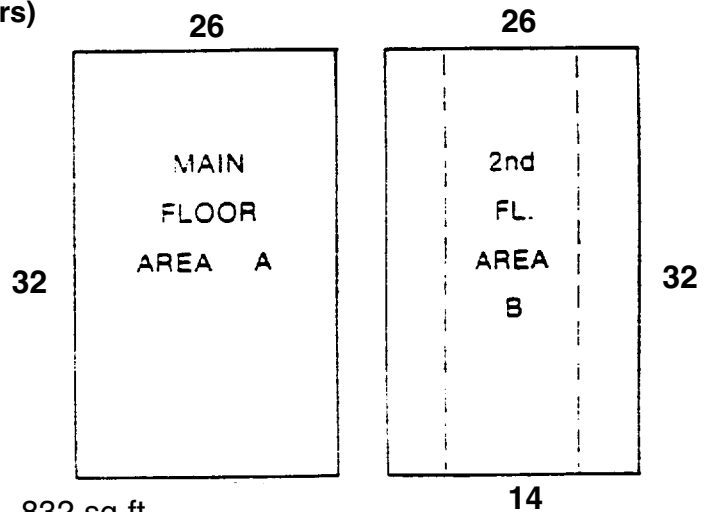
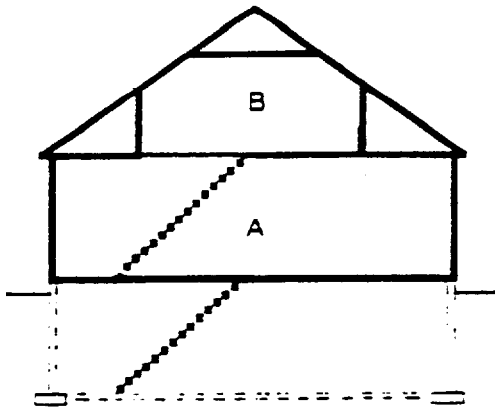


Area A — Main Floor	26x40	=	1040 sq ft
Area B — Main Floor	2x16	=	<u>32 sq ft</u>
House area for M.L.S. purposes			1072 sq ft

MLS® Approved 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 – 1½ STOREY (Without Dormers)



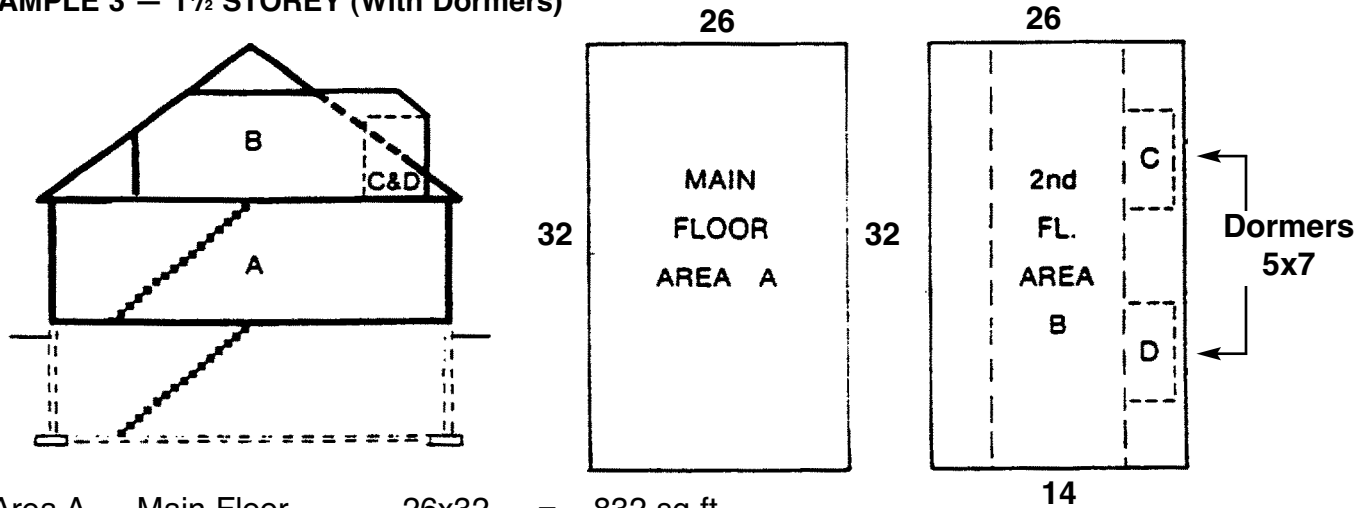
Area A — Main Floor	26x32	=	832 sq ft
Area B — 2nd Floor	32x14	=	<u>448 sq ft</u>
House area for M.L.S. purposes			1280 sq ft

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.

MLS® Approved Method
Use exterior dimensions only.
Except for 1/2 storey

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

EXAMPLE 3 — 1½ STOREY (With Dormers)



Area A — Main Floor	26x32	=	832 sq ft
Area B — Second Floor	32x14	=	448 sq ft
Area C&D — 2nd Floor	2x(5x7)	=	70 sq ft
House area for M.L.S. purposes			<u>1350 sq ft</u>

MLS® Approved Method

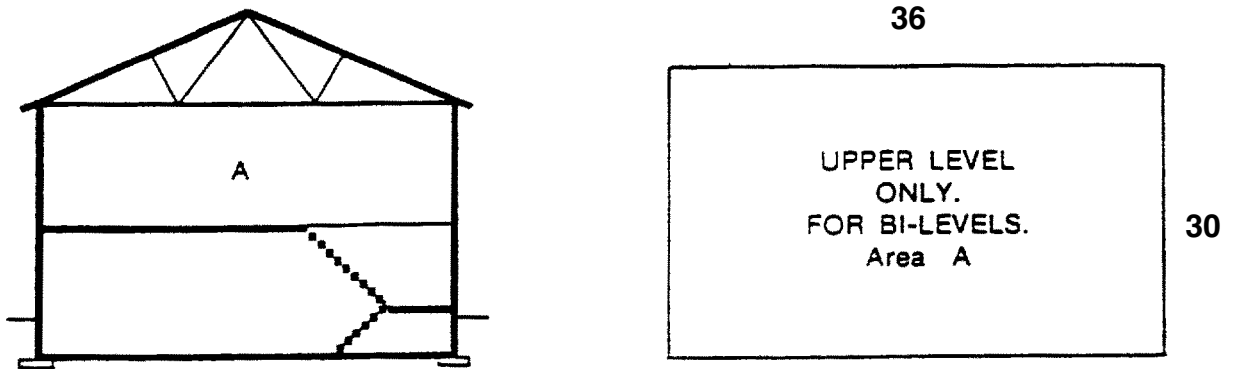
Use exterior dimensions only
 Except for 1/2 storey

Calculation

Exterior dimensions

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

EXAMPLE 4 — BI-LEVELS



Area A — Upper Level	36x30	=	1080 sq ft
House area for M.L.S. purposes			<u>1080 sq ft</u>

MLS® Approved Method

Use exterior dimensions only.

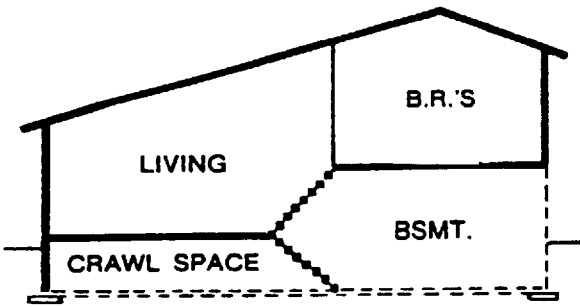
Calculation

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.

EXAMPLE 5 – THREE LEVEL SPLIT



Area A – Main & Upper Floor $26 \times 40 = 1040$ sq ft
 Area B – Upper overhang $2 \times 16 = 32$ sq ft
 House area for M.L.S. purposes $\underline{1072}$ sq ft

MLS® Approved Method

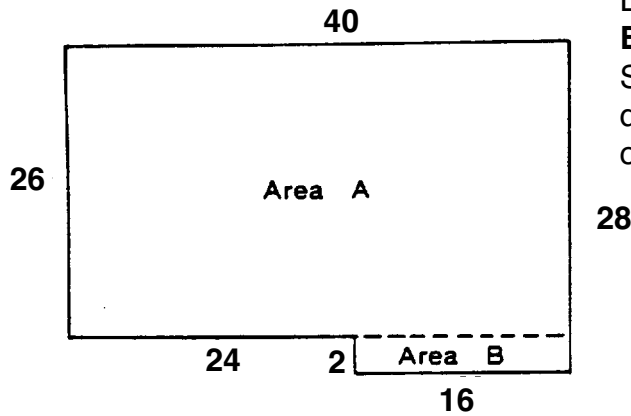
Use exterior dimensions.

Calculation

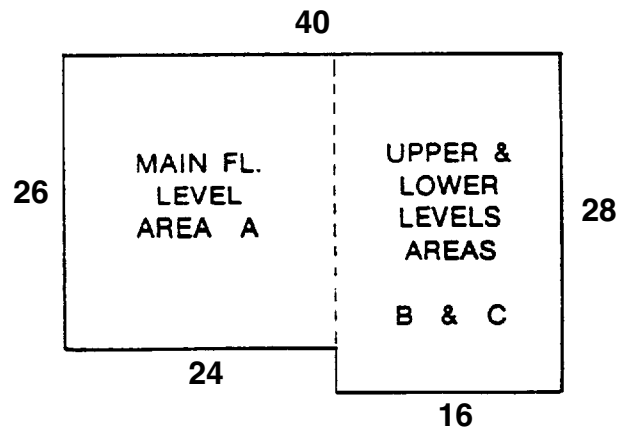
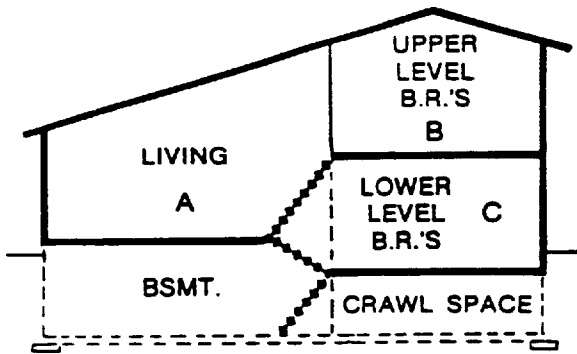
Length x width of exterior +/- jogs of one level only.

Exterior dimensions

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



EXAMPLE 6 – FOUR LEVEL SPLIT



Area A – Main Floor $26 \times 24 = 624$ sq ft
 Area B – Main Floor $2(16 \times 28) = 896$ sq ft
 House area for M.L.S. purposes $\underline{1520}$ sq ft

MLS® Approved Method

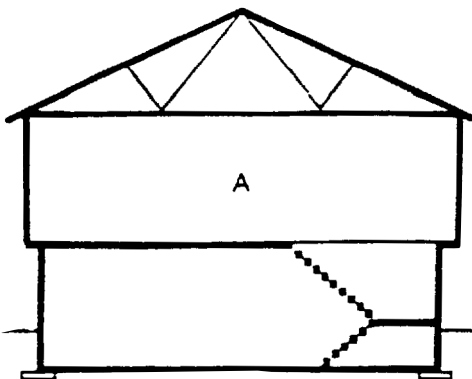
Use exterior dimensions.

Calculation

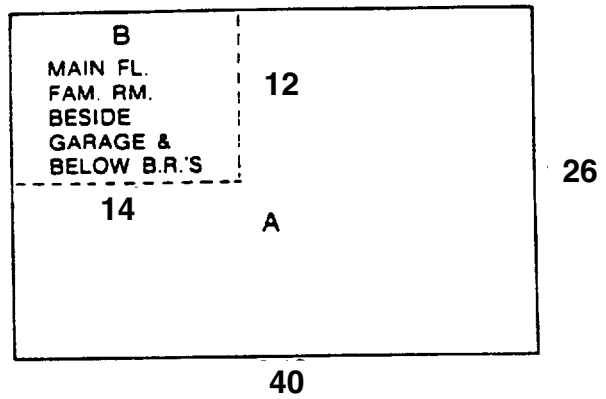
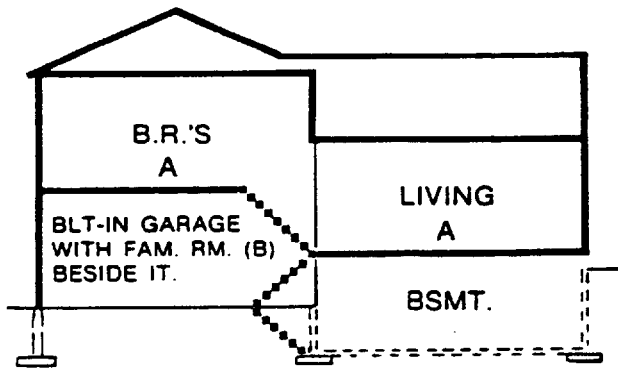
Length x width of exterior for each level totally above grade +/- jogs and minus garage.

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	26x40	=	1040 sq ft
Area B — Family Room	12x14	=	168 sq ft
House area for M.L.S. purposes			<u>1208 sq ft</u>

MLS® Approved Method

Use exterior dimensions.

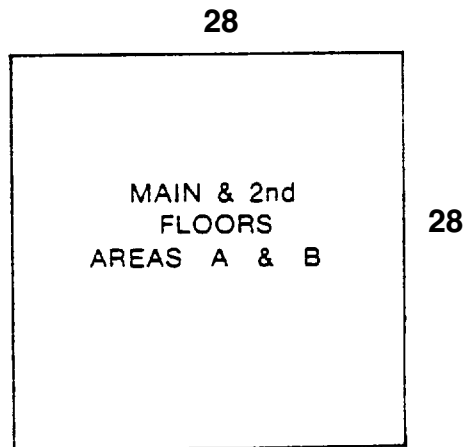
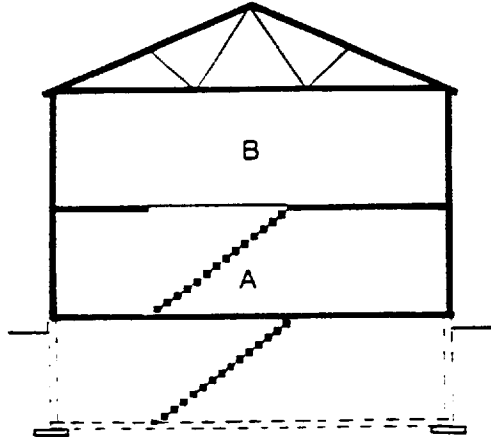
Calculation

Length x width of exterior for each level totally above grade +/- jogs and minus garage.

Exterior dimensions

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

EXAMPLE 8 – BASIC TWO STOREY



Area A&B — Main & 2nd Floor	2(28x28)	=	1568 sq ft
House area for M.L.S. purposes			<u>1568 sq ft</u>

MLS® Approved Method

Use exterior dimensions.

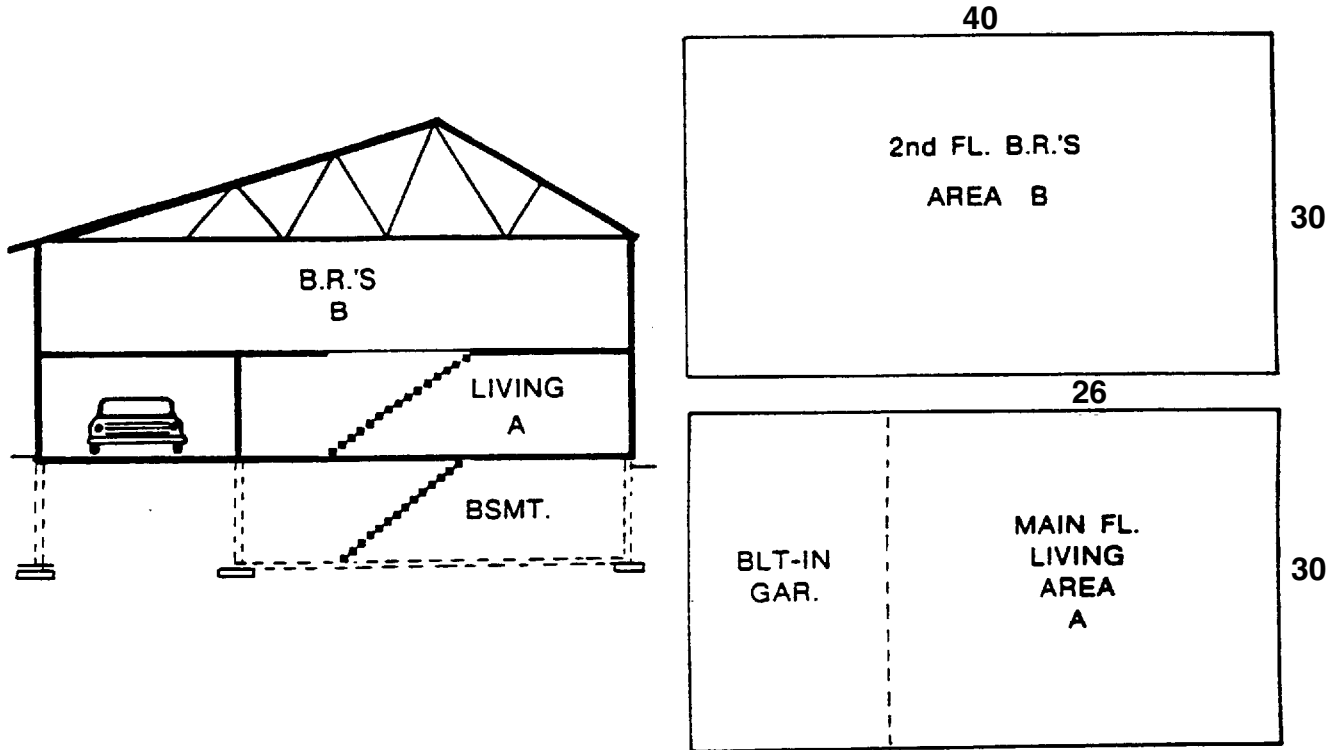
Calculation

Length x width of exterior multiplied by 2 +/- jogs.

Exterior dimensions

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

EXAMPLE 9 – TWO STOREY WITH BUILT-IN GARAGE



Area A — Main Floor without garage	26x30	=	780 sq ft
Area B — Family Room	30x40	=	<u>1200 sq ft</u>
House area for M.L.S. purposes			1980 sq ft

MLS® Approved Method

Use exterior dimensions.

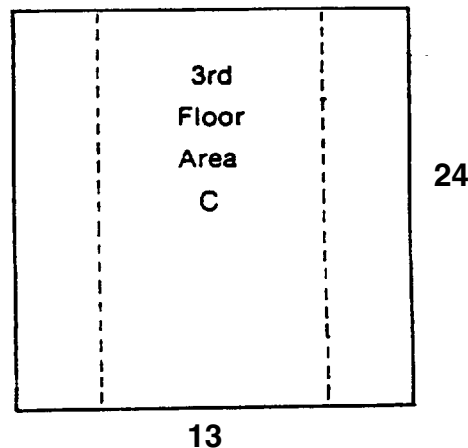
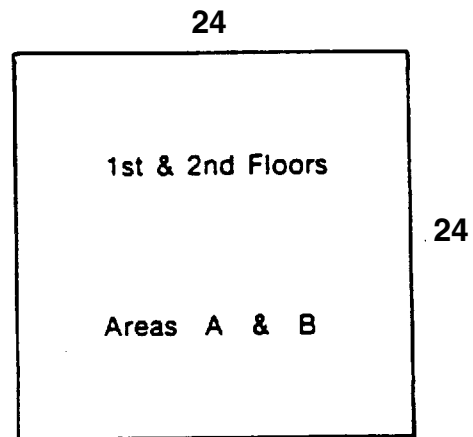
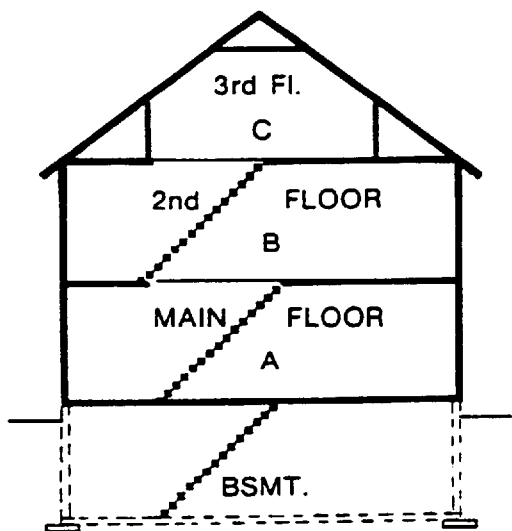
Calculation

Length x width of exterior multiplied by 2 +/- jogs and minus garage.

Exterior dimensions

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

EXAMPLE 10 – TWO AND ONE HALF STOREY



Area A & B – 1st & 2nd Floor	$2(24 \times 24)$	=	1152 sq ft
Area B – Family Room	13×24	=	<u>312 sq ft</u>
House area for M.L.S. purposes			1464 sq ft

MLS® Approved Method

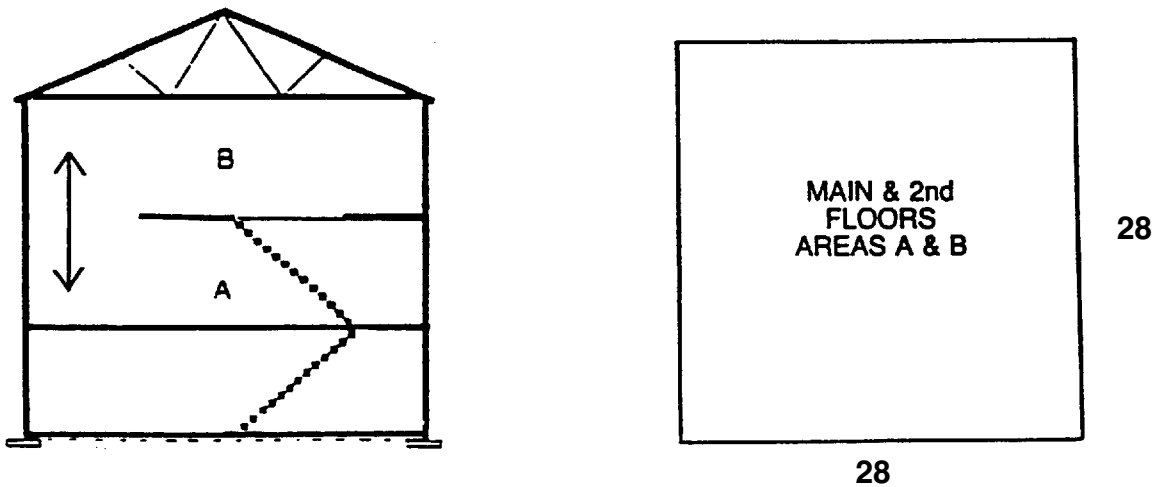
Use exterior dimensions, except for 1/2 storey

Calculation

Exterior dimensions

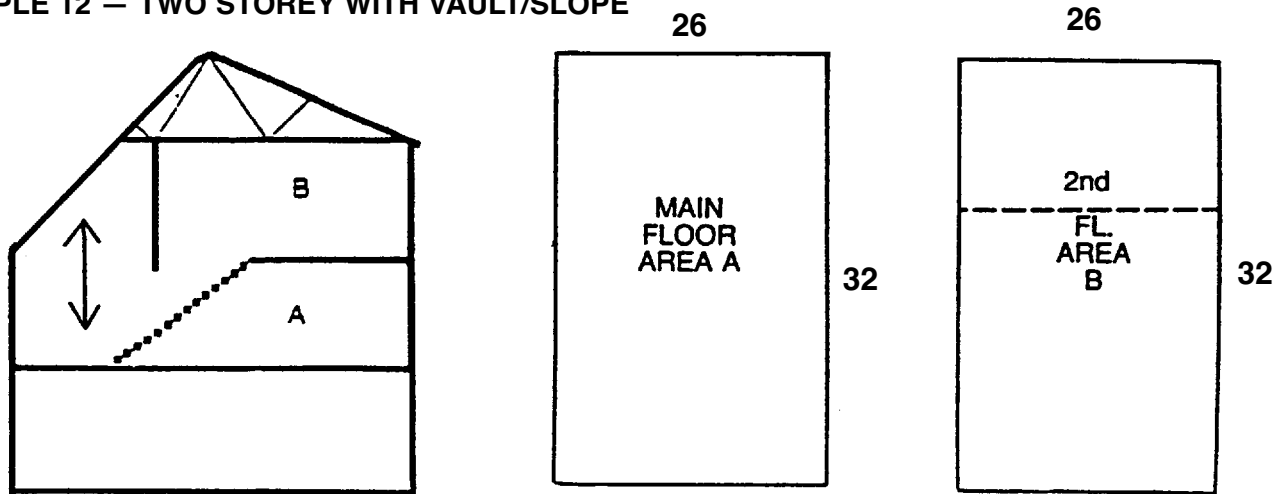
Show length and width of exterior dimensions and show length and width of any jogs.

EXAMPLE 11 – TWO STOREY (OPEN 2-STOREY FOYER/OTHER, FROM MAIN)



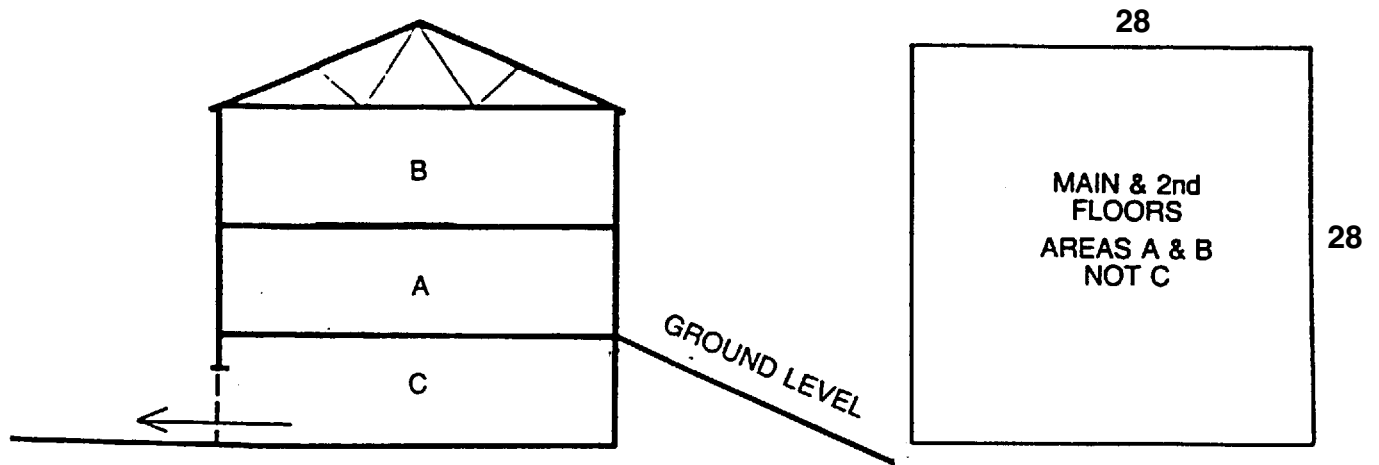
The standard for WinnipegREALTORS® to use when measuring a home with an area open the full two storeys, is to measure the exterior dimensions and double for the two storeys, minus the interior open area measurement.

EXAMPLE 12 – TWO STOREY WITH VAULT/SLOPE



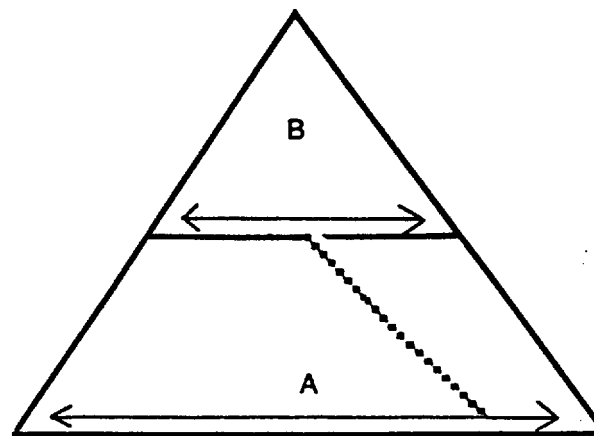
Where the 2-storey walls are full height on one side the area should be measured as two floors. The area beneath the slope on the opposite side would be measured as one floor. The vaulted ceiling area should not cause a doubling of the area. Any lofts or catwalks should be measured separately and added to the living area.

EXAMPLE 13 – WALKOUT BASEMENT



A walk out 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 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.