



**Boulder County  
Community Planning  
& Permitting  
Publications**

## **Determining Floor Area**

### **Community Planning & Permitting**

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## **Determining Floor Area**

Based on the Boulder County Land Use Code, 2015 International Residential Code and 2015 International Building Code.

### **Determining Floor Area**

Floor Area is measured in terms of square feet. The total square footage is everything within the exterior face of the exterior walls including garages and basements. Covered porch area is not included.

See Figure 1: *Floor Plan Examples* on Page 2.

### **Residential vs. Non-Residential Floor Area**

Residential floor area includes all attached and detached floor area (as defined in [Land Use Code](#) Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

**Note:** If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for Site Plan Review.

### **Definitions**

**AREA, FLOOR** - The area of the building, existing or new, under consideration including basements and attached garages calculated without deduction for corridors, stairways, closets, the thickness of interior walls, columns, or other features as measured from the exterior face of the exterior walls.

**BASEMENT** - That portion of a building that is partially or completely below grade (see story above grade plane). An under floor space below the first story of the building that does not meet the definition of story above grade plane and has a ceiling height measured from the basement floor to the bottom of the floor joists above of 6 feet 8 inches or more.

**CRAWL SPACE** - An under floor space below the first story floor of the building that does not meet the definition of story above grade plane, that has a ceiling height measured from the crawlspace grade or floor to the bottom of the floor joists above of less than six feet 8 inches, and that does not contain interior stairs, windows, wall, and ceiling finish materials, trim or finished flooring.

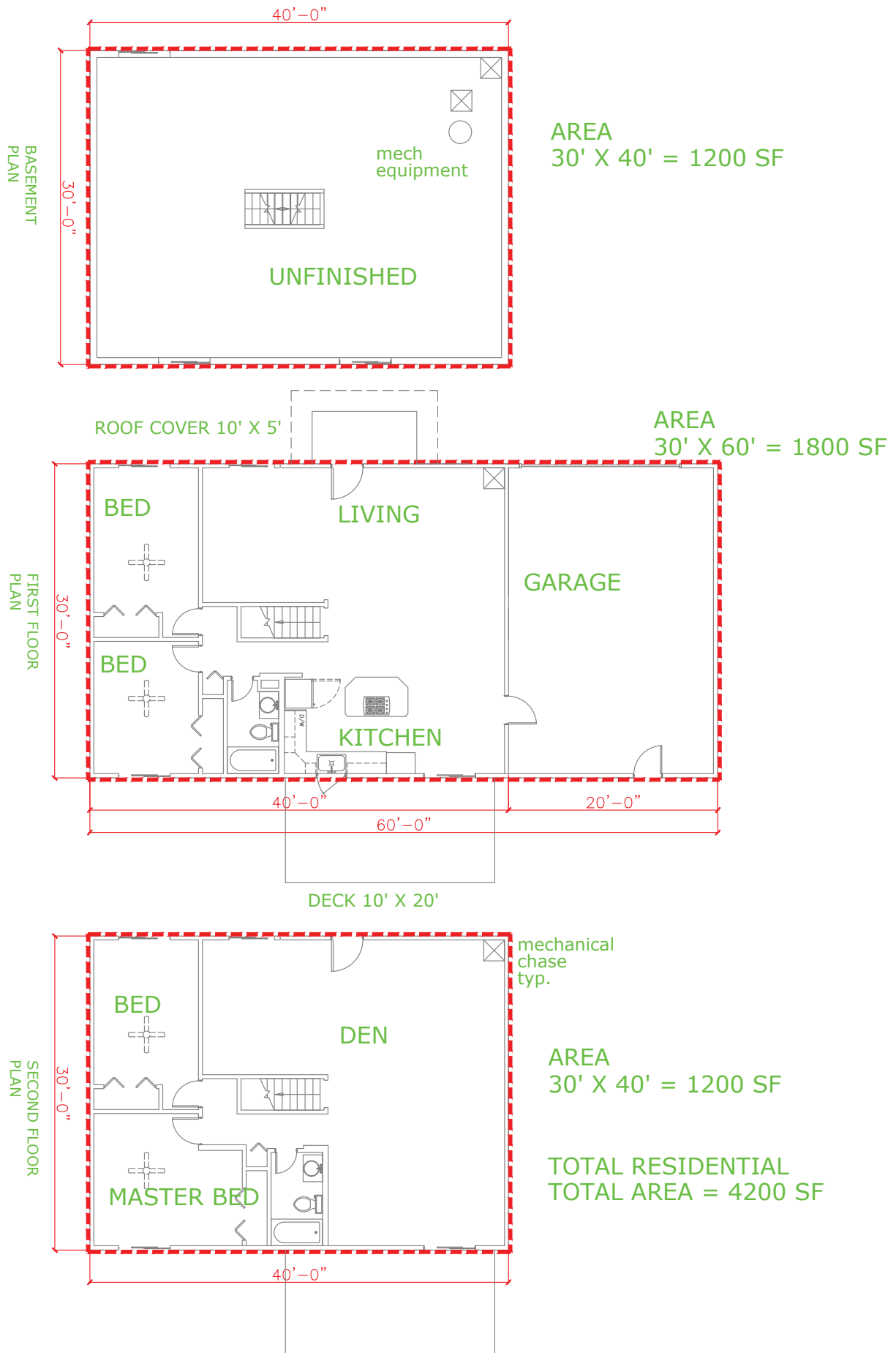


Figure 1: Floor Plan Examples