

**Effective:** February 1, 2021

**Last Updated:** March 22, 2021

## FLOOR AREA CALCULATIONS

### Requirement

Licensees are required to calculate the floor area for freehold or condominium homes in accordance with this Directive. This ensures consistency and clarity in how licensees market the floor area of new homes and serves to prevent misleading advertising<sup>1</sup>.

### Freehold (non-condominium) Homes

The standard method of calculating floor area only applies when the floor area is used in advertising and sales material, or within an Agreement of Purchase and Sale (or construction contract). The following notation to purchasers must be included in any materials that specify an area measurement:

*"Note: Actual usable floor space may vary from the stated floor area."*

There is no requirement to specify a floor area measurement of a home.

Measurements listed on plans used for the purpose of sale are often rounded to the nearest foot or half foot and generally refer to the room or area as noted. The overall square footage of the house or unit is calculated by the standard method described below. Variations in construction can occur due to site conditions encountered during construction. A tolerance of +/- 2.0% from the total area measurement is acceptable. Either metric or imperial measurements may be used.

The details of the standard method of floor area calculations vary slightly depending on the type of home to be constructed. The standard method describes the approved methods for each of the following:

- detached houses
- semi-detached houses
- row houses

Low-rise, freehold (non-condominium) homes typically share the same standard method of floor area calculation with inclusions and exclusions as set out in the chart on page 2:

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<sup>1</sup> Section 54, [New Home Construction Licensing Act, 2017](#)



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House Type	Measurements	Finished Basement	Stairs	Open to Below	Areas not included
Detached house	The total area of each floor above grade measured to the exterior face of the outside walls, less any unfinished areas or openings to the floor below not associated with stairs.	Measurements for finished space below the first storey are to the exterior surfaces of foundation walls. Finished basement area is specified separately. Example: 2,000 square foot house which includes 800 square foot finished basement area.	May be included , but only the flat surface area of treads and landings. However, if the opening in the floor is larger than the actual area of the stairs, that area outside the limits of the treads and landings is deducted from the total floor area.	Areas that are open from one floor to the next (and not associated with the stairs) are not included in the total area. The measurement is taken from the inside face of the boundaries of the opening.	Unfinished basements; garages; areas not designed, insulated, and heated to the requirements of the Building Code.
Semi-detached	The total area of each floor above grade measured from the centerline of the common (or party) wall to the exterior face of the outside walls, less any unfinished areas or openings to the floor below not associated with stairs.	The total area of finished space below the first storey measured from the centerline of the common (or party) foundation wall to the exterior face of the outside wall. Finished basement area is specified separately. Example: 2,000 square foot house which includes 800 square foot finished basement area.	Same as above	Same as above	Same as above
Town/row house end unit	Same as semi-detached house.	Same as semi-detached house	Same as above	Same as above	Same as above
Town/row house middle unit	The total area of each floor above grade measured from the	The total area of finished space below the first storey	Same as above	Same as above	Same as above



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	centerline of common (or party) walls, to the exterior face of the outside wall(s), less any unfinished areas or openings to the floor below not associated with stairs.	measured from the centerline of each common (or party) foundation wall to the exterior face of the outside wall(s). Finished basement area is specified separately. Example: 2,000 square foot house which includes 800 square foot finished basement area.			
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\*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 closed balconies are not to be included in the calculation unless these areas are designed to be used a year-round habitable space and are heated and insulated according to the Ontario Building Code. These areas may be shown separately. Example: 2,000 square foot house plus 150 square foot balcony.



## Floor Area Calculations – Condominium Homes

The standard method of calculating floor area only applies when the floor area is used in advertising and sales material or within an Agreement of Purchase and Sale (or construction contract). The following notation to purchasers must be included in any materials that specify an area measurement:

*“Note: Actual usable floor space may vary from the stated floor area.”*

There is no requirement to specify a floor area measurement of a home.

Measurements listed on plans used for the purpose of sale are often rounded to the nearest foot or half foot and generally refer to the room or area as noted. The overall square footage of the house or unit is calculated by the standard method described below.

Variations in construction can vary due to site conditions encountered during construction. A tolerance of +/- 2.0% from the total area measurement is acceptable. Either metric or imperial measurements may be used.

Condominium buildings have dwelling units owned by individuals and common elements in which all unit owners have an interest. Common elements in a condominium may include exterior spaces such as walkways, driveways, and interior spaces such as corridors, elevators, and amenities. Common elements vary by project and it is important to know what the common elements are in order to understand what is owned by, and the responsibility of, the individual, and what is the responsibility of the condominium corporation.

The floor area of the dwelling unit is the total area of each floor measured as the area bounded by the centre 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.

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 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 according to the Ontario Building Code. These areas may be shown separately. Example: 2,000 square foot house plus 150 square foot balcony.



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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 detached condominium homes, the floor area of the dwelling unit is the total area of each floor above grade measured as the area bounded by the exterior surface of all exterior walls, less any openings to the floor below which are not associated with stairs.

For semi-detached or town/row house condominium units, the floor area of the dwelling unit is the total area of each floor above grade measured as the area bounded by the centre lines of demising or party walls separating one unit from another unit, the exterior surface of all exterior walls, less any openings to the floor below which are not associated with stairs.

For condominium dwelling units with finished space below the first storey, area may be calculated by measuring from the centerline of each common (or party) foundation wall to the exterior face of the outside wall(s). Finished basement area is specified separately. Example: 2,000 square foot house which includes 800 square foot finished basement area.

For low-rise condominium units with an attached garage, the area of the garage is excluded from the floor area calculation, but any finished year-round habitable space associated with the condominium dwelling unit above the garage, is included in the calculations.