



Planning & Development Services Dept.

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ADMINISTRATIVE ORDER #000032 121901

CODE INTERPRETATION

CODE SECTION: 20.20.020

ISSUE: Difference in calculating “floor area” as opposed to “gross floor area.”

DECISION:

The Development Code defines “Floor Area – Gross,” as follows:

The sum of the gross horizontal areas of the several floors of a building or structure from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but excluding any space where the floor-to-ceiling height is less than six feet.

This definition is to be used when the Code specifically refers to Gross Floor Area, such as when calculating floor area ratios for mixed use developments. It is also used to calculate fees for building permits. It measures the building from the outside walls.

When the Development Code specifically refers to Floor Area, (but not “Gross Floor Area,”) the floor area shall be measured from the inside walls, as follows:

Floor Area is the area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts, courts and gridirons. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

Director Approval Date: December 19, 2001 by Tim Stewart, *updated 10/09*