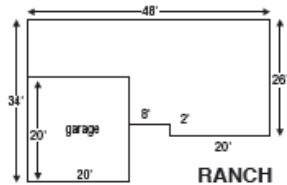


# Great Plains Regional MLS Measuring and Definitions Guide

The following typical shapes of houses in the region and their method of measurement have been provided as an idea for measuring. Please note: all measurements are, and should be, wall-to-wall external measurements. All MLS users are encouraged to accurately measure each listing. Solid bold lines below indicate main outline. **Below grade calculations are not included and should be measured and analyzed separately. The following sketches are included only to assist the reader in visualizing the properties and understanding the determination of their size.**



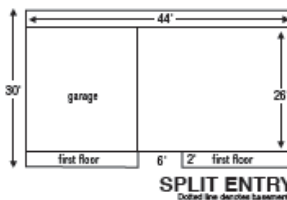
### Ranch

$$28' \times 26' = 728'$$

$$8' \times 2' = \underline{-(16')} \text{ (entry inset)}$$

$$14' \times 20' = \underline{280'}$$

**First Floor Total = 992 Square Feet**

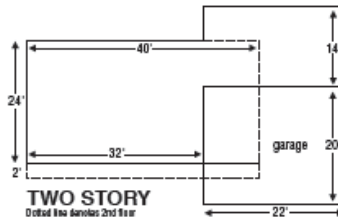


### Split Entry

$$44' \times 30' = 1,320'$$

$$6' \times 2' = \underline{-(12')} \text{ (entry inset)}$$

**First Floor Total = 1,308 Square Feet**



### Two Story

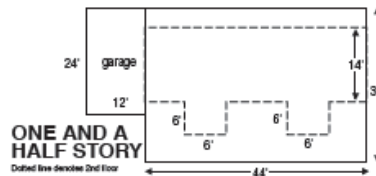
$$32' \times 24' = 768'$$

$$14' \times 22' = \underline{308'}$$

First Floor Total = 1,076'

$$26' \times 40' = \underline{1,040'} \text{ (second floor)}$$

**Total = 2,116 Square Feet**



### One and a Half Story

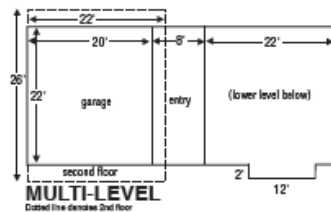
$$44' \times 30' = 1,320' \text{ (first floor)}$$

$$6' \times 6' = 36' \text{ (dormer)}$$

$$6' \times 6' = \underline{36'} \text{ (dormer)}$$

2nd floor total = 688'

**Total = 2,008 Square Feet**



### Multi-Level

$$22' \times 22' = 484'$$

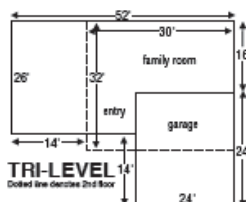
$$2' \times 12' = 24' \text{ (window bay)}$$

$$8' \times 22' = \underline{176'} \text{ (entry)}$$

first floor total = 684'

$$22' \times 26' = \underline{572'} \text{ (second floor)}$$

**Total = 1,256 Square Feet**



### Tri-Level

$$14' \times 26' = 364'$$

$$6' \times 10' = 60' \text{ (entry)}$$

$$16' \times 30' = \underline{480'} \text{ (family room)}$$

first floor total = 904'

$$32' \times 30' = \underline{960'} \text{ second floor}$$

**Total = 1,864 Square Feet**

## Style Definitions

1. **Ranch:** A one-story dwelling typically with a side-to-side ridge beam and over-hanging eaves, but no living space above the first floor.
  - 1a. **Bungalow:** A smaller one-story dwelling usually pre-dating the Ranch style and characterized typically by a gable roof with a somewhat higher pitch than a Ranch, often with a front-to-back ridge beam and an unfinished walk-up attic.
  - 1b. **Raised Ranch:** A Ranch style dwelling usually built on a side-to-side slope with the downhill foundation side wall exposed and a full flight of exterior steps from the driveway or basement garage to the first-floor entrance.
2. **Split Entry:** A modified Raised Ranch with the front entry located halfway between the basement and the first floor, and the interior steps leading to the first floor and to the basement. Note that the house is usually elevated to allow front-facing basement window thresholds to be no greater than 44" from the basement floor.
3. **2-Story:** A dwelling with two full living floors above grade and a roof above the second floor, with or without an attic above the second floor. Typically, all bedrooms are located on the second floor, but a master or guest bedroom may be on the first floor. Note that with a finished walk-up attic, it may be referred to as a 2-1/2 Story (see #4. below).
4. **1.5 Story:** A dwelling with living space above the first floor that is "inside the roof line". A bedroom or more on the first floor is traditional but not required, with other bedrooms on the second floor.
5. **1.75 Story:** A residence with one full level of living area and a second level that has a steep roof slope and dormers which project from the roof and generally have windows on their fronts. The area of the second floor is usually around 75% of the ground floor area.
6. **Multi-Level:** A broadly defined category including variations of Ranches or Bungalows cut down the middle and offset half a floor. Half-flight stairways, usually located near the center of the house, connect the levels.
7. **Tri-Level:** Regionally, a narrowly defined variation of the 'Multi-Level' dwelling characterized by the front entry, foyer, hallway, garage, and a family room behind the garage being "at grade". The living room, dining room and kitchen are up to a half-story above grade. Bedrooms are above the grade or garage level, and the basement is below the living room/dining room/kitchen level.
8. **Villa/Patio Home:** Local terminology for detached single-family homes that are generally part of an Association with maintenance of lawn, snow, etc.
9. **Townhouse:** A dwelling unit, generally having two or more floors and attached to other similar units via party walls. <https://ddwiki.reso.org/display/DDW20/Townhouse>
10. **Condo:** A unit within a structure where ownership is on a unit by unit basis. <https://ddwiki.reso.org/pages/viewpage.action?pageId=1138643>

## Other Definitions

**Mobile Home:** A factory-built home constructed before June 15, 1976, prior to federal HUD building standards.

**Manufactured Home:** A factory-built home constructed after June 15, 1976, in compliance with the federal HUD code.

**Modular Home\*:** A home built in factory sections (modules) and assembled on-site on a permanent foundation under local and state building codes.

**\*Note:** The correct selection in Paragon in the 'Property Subtype' field is 'Single Family Residence'.

**Attached Garage:** A garage attached to the dwelling without living space above it.

**Built-in Garage:** A garage incorporated into the dwelling such that there is living space above it.

**Tandem Garage:** A tandem garage is a built so that one car parks in front of the other.

**Finished (as in Square Feet):** To be considered a part of the finished square footage (fsf) of a dwelling, a room should have a finished floor - such as carpet, tile or wood - and be enclosed with painted walls and ceiling. It should also contain a heat outlet or be a part of the heated portion of the dwelling.

**Habitable Space:** Building codes narrowly define this as space with a minimum of 7' ceiling height over the entire area, 7'6" over at least 2/3 of the area, and a minimum wall height of 5'.

**Farm:** A place where agricultural and similar activities take place, especially the growing of crops.

**Ranch:** A place where agricultural and similar activities take place, especially the raising of livestock.

**GIS (Geographic Information System):** <https://ddwiki.reso.org/display/DDW20/GIS+Calculated>

**NIFA Information:** [NIFA](#)

**Neigh Rev Strat Area:** (Neighborhood Revitalization Strategy Area)  
[https://lincoln.ne.gov/city/urban/housing/pdf/NRSA%20071117\\_v2.pdf](https://lincoln.ne.gov/city/urban/housing/pdf/NRSA%20071117_v2.pdf)

**Senior Living (55+):**  
[https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/fair\\_housing\\_act\\_housing\\_older\\_persons](https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_housing_older_persons)

**Trackage:** Railroad tracks

**Luxury Vinyl Tile:** A type of hard flooring in a tile form and unlike standard vinyl flooring is made up for several layers: 1. The polyurethane coating 2. The protective clear layer known as the 'wear layer' 3. The print film layer 4. The vinyl core 5. The tile backing.

**Luxury Vinyl Plank:** A type of hard flooring in a wood plank form and unlike standard vinyl flooring is made up for several layers: 1. The polyurethane coating 2. The protective clear layer known as the 'wear layer' 3. The print film layer 4. The vinyl core 5. The tile backing.

**Protective Covenants:** A restrictive covenant is a clause in a deed or lease to real property that limits what the owner of the land or lease can do with the property. Restrictive covenants allow surrounding property owners, who have similar covenants in their deeds, to enforce the terms of the covenants in a court of law. (syn. Restrictive Covenants, Covenants)

**Walkout:** Containing a door that opens to ground level outside.

**Walkup:** Containing a door to outside with stairs to get to ground level.

**Crawl Space:** A hollow area found under the first floor just high enough for a person to enter by crawling, as the name applies.

**Daylight:** Containing a window at least 8 sq. ft. with half above grade/turf.

**Property Attached:** If the property is attached to another property by a shared wall. For example: apartments, duplexes, etc.

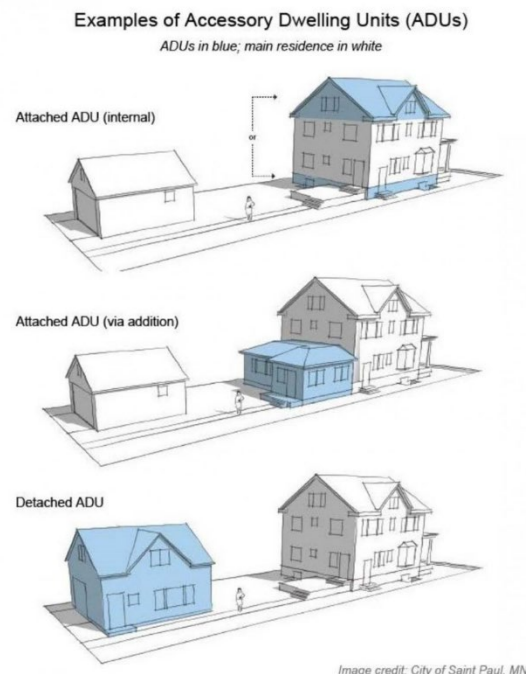
**Non-Standard Form:** Any time a standard listing agreement is not used. Ex. Short sale or REO

**Sunken:** A room with a lower floor than the rest of a house or building.

**Accessory Dwelling Unit (ADU):** The additional living quarters on the property that meets local requirements as a legal Accessory Dwelling Unit.

Lincoln: [Zoning Regulations](#)

Omaha: [ADU Omaha](#)



**Lower Level Above Grade:** Only Multi-Level and Tri-Level homes have a 'Lower Level'. Lower Level Above Grade applies to an area slightly below the first level but above the basement on multi- and tri-level properties where the entire level is fully above grade.

**Lower Level Below Grade:** Only Multi-Level and Tri-Level homes have a 'Lower Level'. Lower Level Below Grade applies to an area slightly below the first level but above the basement on multi- and tri-level properties where ANY part of the level is below grade.

**Finished Below Grade Field:** This is an auto-calculated field populated with the sum of the finished Lower Level Below Grade SqFt (if applicable) and the finished basement SqFt.

**Finished Basement:** The total finished SqFt for the basement.

**Total Basement SqFt:** The total SqFt of the basement, including unfinished SqFt.

**Range:** A single unit that has both an oven and a cooktop

## **Bedrooms**

**Bedrooms:** The 'Bedrooms' field in the MLS is to be populated with only conforming bedrooms (in terms of egress).

### **(See Following Pages for More Info Regarding Egress)**

Reference to the IRC 2018 below is intended to be a helpful resource. Individuals should refer to the local municipality a property is located in to confirm which version of the IRC that locality has adopted.

From the IRC (18) Chapter 3: Building Planning - <https://codes.iccsafe.org/content/IRC2018/chapter-3-building-planning>

## **SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS**

### **R310.1 Emergency escape and rescue opening required.**

*Basements, habitable attics* and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where *basements* contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a *yard* or court that opens to a public way.

#### **Exceptions:**

1. Storm shelters and *basements* used only to house mechanical *equipment* not exceeding a total floor area of 200 square feet (18.58 m<sup>2</sup>).
2. Where the *dwelling* or *townhouse* is equipped with an automatic sprinkler system installed in accordance with Section P2904, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:
  - 2.1. One means of egress complying with Section R311 and one emergency escape and rescue opening.
  - 2.2. Two means of egress complying with Section R311.

#### **R310.1.1 Operational constraints and opening control devices.**

Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices on windows serving as a required emergency escape and rescue opening shall comply with ASTM F2090.

## R310.2 Emergency escape and rescue openings.

Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

### R310.2.1 Minimum opening area. P

Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m<sup>2</sup>). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

**Exception:** *Grade floor openings or below-grade openings* shall have a net clear opening area of not less than 5 square feet (0.465 m<sup>2</sup>).

### R310.2.2 Window sill height.

Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor; where the sill height is below *grade*, it shall be provided with a window well in accordance with Section R310.2.3.

### R310.2.3 Window wells.

The horizontal area of the window well shall be not less than 9 square feet (0.9 m<sup>2</sup>), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

**Exception:** The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

#### R310.2.3.1 Ladder and steps.

Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R311.7. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

