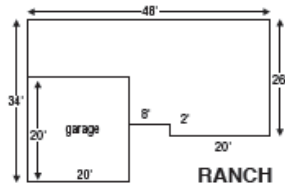


Great Plains Regional MLS Measuring Guide and Definitions

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.**



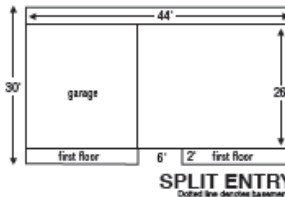
Ranch

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

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

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

First Floor Total = 992 Square Feet

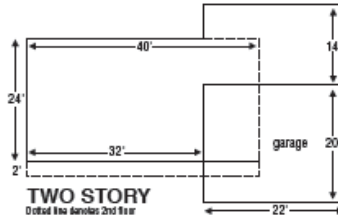


Split Entry

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

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

First Floor Total = 1,308 Square Feet



Two Story

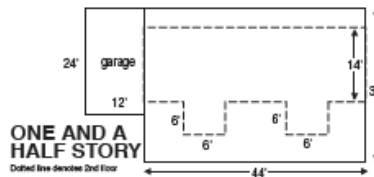
$$32' \times 24' = 768'$$

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

First Floor Total = 1,076'

$$26' \times 40' = \underline{1,040'}$$

Total = 2,116 Square Feet (second floor)



One and a Half Story

$$44' \times 14' = 616' \text{ (second floor)}$$

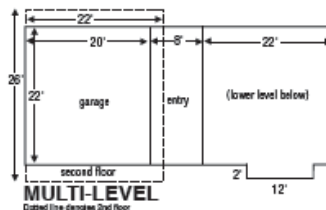
$$6' \times 6' = 36' \text{ (dormer)}$$

$$6' \times 6' = \underline{36'}$$

2nd floor total = 688'

$$44' \times 30' = \underline{1,320'}$$

Total = 2,008 Square Feet (first floor)



Multi-Level

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

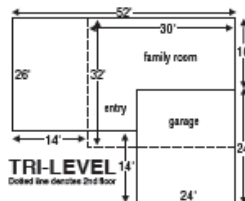
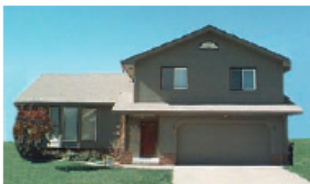
$$2' \times 12' = 24' \text{ (window bay)}$$

$$8' \times 22' = \underline{176'}$$

first floor total = 684'

$$22' \times 26' = \underline{572'}$$

Total = 1,256 Square Feet (second floor)



Tri-Level

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

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

$$16' \times 30' = \underline{480'}$$

first floor total = 904'

$$32' \times 30' = \underline{960'}$$

Total = 1,864 Square Feet (second floor)

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 is has a steep roof slope and dormers projecting from the roof and generally have windows on their. 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/DDW16/Townhouse>
10. **Condo:** A unit within a structure where ownership is on a unit by unit basis. <https://ddwiki.reso.org/display/DDW16/Condominium>

Other Definitions

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, and 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.

GIS (Geographic Information System): <https://ddwiki.reso.org/display/DDW16/GIS+Calculated>

NIFA Map: [NIFA Search Link](#)

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

Senior Living (55+): [Fair Housing Link](#)

Trackage: Railroad tracks

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 Unit: Also called an Accessory Dwelling Unit (ADU), is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. The SqFt for these dwelling is not counted in the total SqFt.

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: The sum of the finished Lower Level Below Grade SqFt (if applicable) and the finished basement SqFt.

Ex. If the Lower Level Below Grade = 400 and Finished Basement = 800, the "Finished Below Grade" Field would be completed with 1200.

Basement %: The total percentage of the main floor SqFt divided by the **total** basement SqFt., not only finished.

Ex: Main Floor SqFt = 1000 and Total Basement SqFt = 700 the Basement % would be 70%.

After calculating your main floor SqFt and basement SqFt, the equation to find the percentage would be: $\text{Basement SqFt} / \text{Main Floor SqFt} \times 100 = \text{Basement \%}$

Bedrooms

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

From the IRC (2006) Chapter 3: Building Planning
R310: Emergency Escape and Rescue Openings

SECTION R310 - Emergency Escape and Rescue Openings

R310.1 Emergency escape and rescue required. Basements and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section [R310.3](#). 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. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section [R310.2](#). Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m²).

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.9 m²), with a minimum horizontal projection and width of 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 [R310.2.1](#) shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

R310.2.1 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 Sections [R311.5](#) and [R311.6](#). Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 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.

