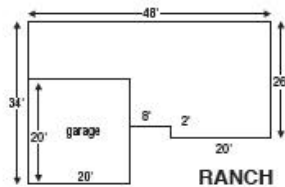


MLS Measuring Guide and Definitions

The following typical shapes of houses in the Omaha area 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 participants are encouraged to accurately measure each listing. Solid bold lines below indicate main outline. Below grade calculations 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.



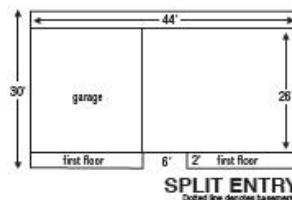
Ranch

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

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

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

$$\text{First Floor Total} = 992 \text{ Square Feet}$$

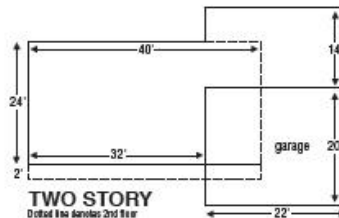


Split Entry

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

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

$$\text{First Floor Total} = 1,308 \text{ Square Feet}$$



Two Story

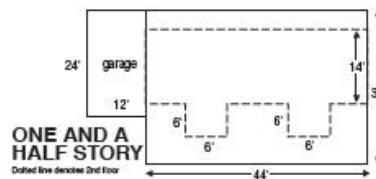
$$32' \times 24' = 768'$$

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

$$\text{First Floor Total} = 1,076'$$

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

$$\text{Total} = 2,116 \text{ Square Feet}$$



One and a Half Story

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

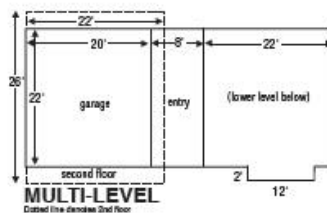
$$6' \times 6' = 36' \text{ (dormer)}$$

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

$$2\text{nd floor total} = 688'$$

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

$$\text{Total} = 2,008 \text{ Square Feet}$$



Multi-Level

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

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

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

$$\text{first floor total} = 684'$$

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

$$\text{Total} = 1,256 \text{ Square Feet}$$



Tri-Level

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

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

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

$$\text{first floor total} = 904'$$

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

$$\text{Total} = 1,864 \text{ Square Feet}$$

House 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. **1-1/2 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. **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.
6. **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.

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.

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'.

Bedrooms: The 'Bedrooms' field in the MLS is to be populated with only conforming bedrooms.

More Info regarding Bedrooms:

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.

