



Height Calculations for Single Family Construction

The information packet for residential new construction contains minimum requirements for construction drawings. The elevation views shall include the height from average finish grade to the highest point of the structure. Average finish grade is based upon finished grade. A semi-permanent benchmark or monument, on or adjacent to the site, shall be determined prior to any excavation and shown on the site plans with an elevation value.

Average finished grade is calculated by averaging the elevations of the finished ground level at the midpoints of the four exterior walls of the building. The locations and elevations of these midpoints (A, B, C, and D) shall be shown on the site plan and elevation views as well as the calculation used to determine the average finish grade:

$$(A+B+C+D) \div 4 = \text{average finish grade}$$

The horizontal plane depicting the average finished grade shall be labeled with the grade elevation value and shown on the elevation views in the plans. The maximum building height shall be measured from this grade and shall not exceed 30 feet.

A height survey may be required prior to the framing inspection to verify the height.

