Data Accuracy

Why it matters

- You are representing your clients. Make sure you know how big the house is.
- Some people figure things in Price Per Square Foot
- Helps agents do accurate CMA's
- Helps with appraisals which means it helps close the sale
- MLS is our database - we all depend on it. Make it right.
- Lot sizes - People pay for lakeshore and road frontage. How close are your neighbors?

Tips

- Measure from the outside of the home
- Measure all 4 sides of the home
- Measure condominiums from inside
- Be aware of brick veneer that makes home appear bigger
- Look in the garage - sometimes they are not basic rectangles
- Look at all the levels
- Be on the lookout for 2 story foyers or family rooms
- Don't include 3 season porches or any area without heat
- Make sure interior of home makes sense according to exterior
- To calculate, divide areas into easy shapes
- Bay Window, divide it into sections. 1 Rectangle + 2 Triangles

Above Ground Finished* Square Footage:
Total finished square footage measured at and above ground level as it appears from the front view of the building.

Below Ground Finished* Square Footage:
Measured below ground level as it appears from the front view of the building.

* Finished = permanently, safely and sufficiently heated

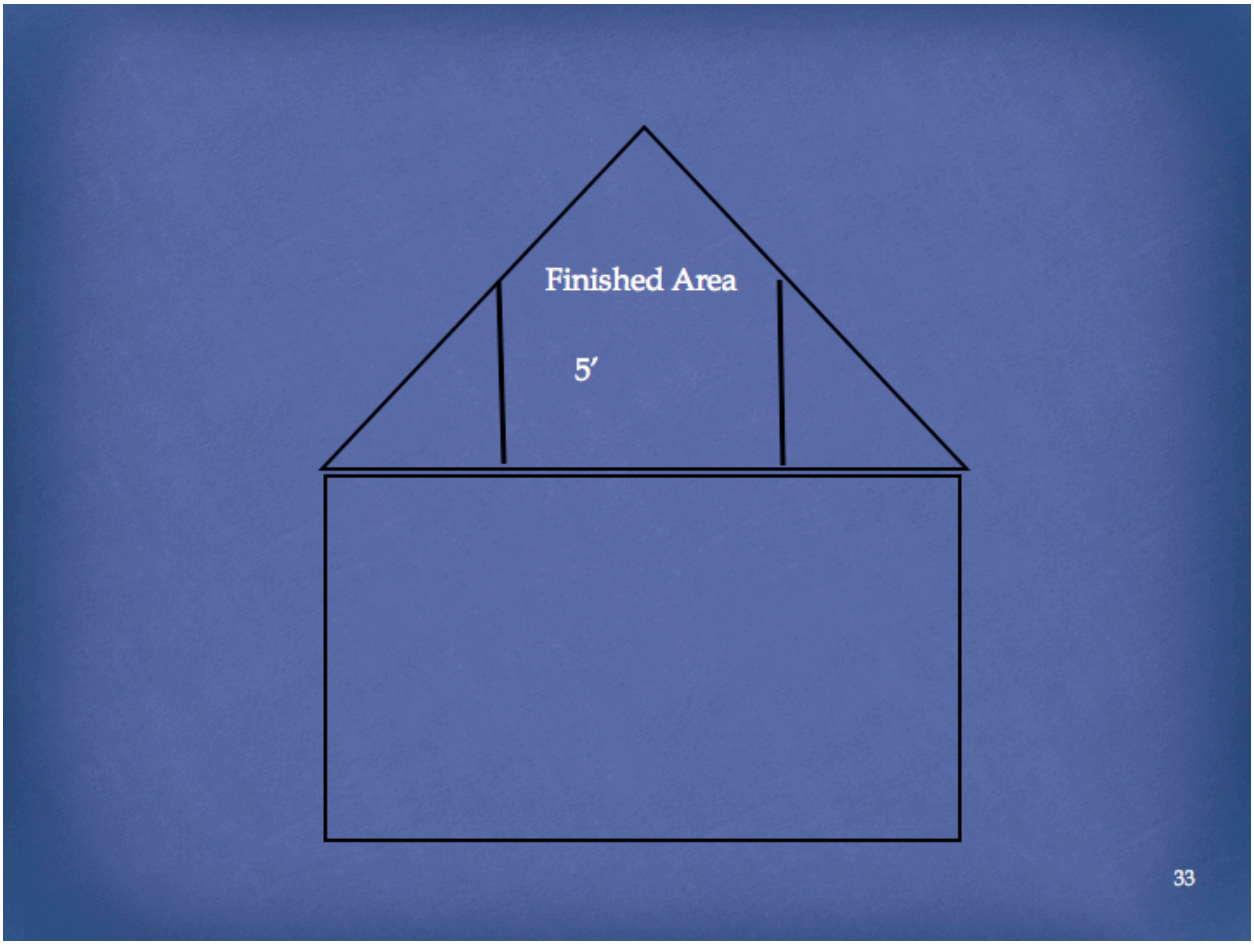
TFSF = Total Finished Square Footage
GLA = Gross Living Area (Same as Above Ground Square Footage)
GBA= Gross Building Area (Entire building)

Ceiling Heights

Level ceilings must be at least 7 feet high, and at least 6 feet 4 inches under beams, ducts and other obstructions. There is no height restriction under stairs. If a room has a sloped ceiling, at least one-half of the finished floor area must have a ceiling height of at least 7 feet. Otherwise, omit the entire room from the floor area calculations. If a room with a sloped ceiling meets the

one-half-of-floor-area-over-7-feet requirement, then include all the floor space with a ceiling height over 5 feet.

Lofts and finished attics must be accessible by a conventional stairway or other access to be counted. If you can only reach the loft by climbing a ladder or going outside, it's not part of the finished floor area regardless of the ceiling height.



1309.0310 SECTION R310, EMERGENCY ESCAPE AND RESCUE OPENINGS.

IRC Section R310.1 is amended to read as follows:

R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one

openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue, 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 shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the window or door opening from the inside. Escape and rescue window openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. A minimum ceiling height of 48 inches (1210 mm) shall be maintained above the exterior grade from the exterior wall to a public way.

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 m^2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m^2).

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 or tools.

R310.1.5 Replacement windows. Replacement windows installed in buildings meeting the scope of the International Residential Code shall be exempt from the requirements of Sections R310.1.1, R310.1.2, and R310.1.3 if the replacement window meets the following conditions:

1. The existing height and width net clear opening shall not be reduced by more than 2 inches (51 mm) in either dimension;

2. The rooms or areas are not used for any Minnesota state licensed purpose;

3. The window is not required pursuant to the Minnesota Fire Code;

4. The sleeping room is not undergoing an addition, remodeling, or a change in occupancy; and

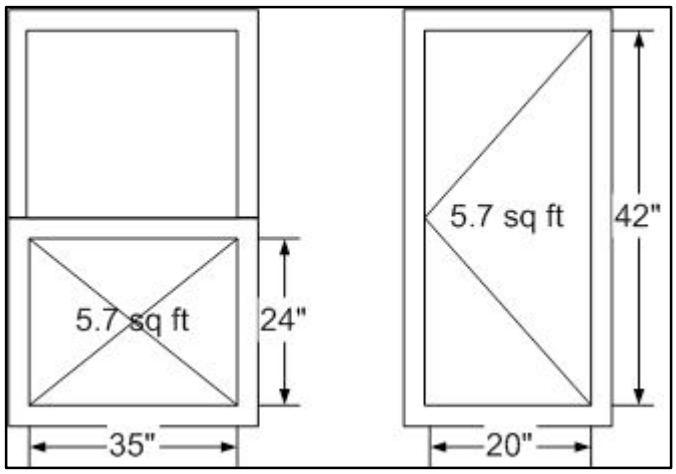
5. The window is not required to be replaced pursuant to a locally adopted housing, property maintenance, or rental licensing code.

Egress or Emergency Exit Windows

In section 310 of the IRC (see Appendix 1), any basement containing a habitable space and all sleeping rooms shall contain a minimum of 1 openable emergency "escape and rescue" window or exterior door. If the escape method is a window, the lowest point of the window will not be further than 44 inches from the finished floor.

Window openings must be a minimum net opening of 24 inches in height and 20 inches in width. In the case of replacing existing windows the net opening of the new window cannot reduce the opening being replaced by more than 2 inches in either dimension. In either case the opening must be a minimum of 5.7 square feet. (See Figure 3.1a below)

Figure 3.1a



Windows: Sill height of window above floor: Not to exceed 44"
Minimum opening area: ≥ 5.7 sq. ft.
Minimum opening height: ≥ 24"
Minimum opening width: ≥ 20"

Listings

- Have accurate measurements
- List home as the correct style
- Report room levels
- Put in good photos that show unique features of home
- Describe the condition and updates
- Don't include 3 season porches in size of home
- Don't call a den a bedroom
- Know the materials used in the home
- Check to be sure the map is correct
- On multi-family properties, include rent if you know it
- Use the feature in MLS to report inaccurate listings