



ENGINEERING POLICY: 100-2016

Affected Area Definition

Date: May 27, 2016

Affected Area = building square footage* + disturbance area

*Building square footage = building footprint alteration + new square footage

1. **Building Footprint Alteration Square Footage:** The work area portions of an existing building undergoing reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

Excludes areas only undergoing the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

Excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by this code.

(Based on the definitions of *Level 2 Alteration* and *Work Area* as described by the 2015 IEBC sections 202 and 504.1)

2. **New Square Footage:** measured within the inside perimeter of the exterior walls of the new addition under consideration, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. Includes the exterior usable area under the horizontal projection of the roof or floor above not surrounded by exterior walls.

(Based on the definition of *Gross Floor Area* as described by the 2015 IBC section 202)

3. **Building Square Footage:** Includes both the building footprint alteration square footage and the new square footage, however the total shall not exceed the area of the grade floor of the complete new building as measured within the inside perimeter of the exterior walls, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. Includes the exterior usable area under the horizontal projection of the roof or floor above not surrounded by exterior walls.

(Based on the definition of *Gross Floor Area* as described by the 2015 IBC section 202)

4. **Disturbance Area:** Disturbance is defined by the exterior area of the building where the ground is disturbed. This includes but not limited to soil grading, landscaping, removing impervious area, adding impervious area, replacing impervious area, layback areas, construction access areas, and stock pile areas.

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