

Borough of Essex Fells

Basement/Cellar Determination Worksheet

Section 1.04.030, Essex Fells Land Development Code

Definitions:

- A. **"Basement"** means a space having one half or more, but not all, of its floor-to ceiling height above the average level of the adjoining ground and with a floor-to-ceiling height of not less than six-and-one half feet. A basement shall be counted as a story if the floor-to-next above floor height is greater than nine-and-one half feet or there is a cellar beneath it.
- B. **"Cellar"** means a space with less than one-half of its floor-to-ceiling height above the average finished grade of the adjoining ground or with a floor-to-ceiling height of less than six-and-one-half feet. A cellar shall be counted as a story if the floor-to-next-above floor height is greater than nine-and-one-half feet or there is a cellar beneath it.

Step 1.

Calculation: Determine the average grade level of the adjoining ground, by taking the measurement at 10 foot intervals around the structure's perimeter at a distance of 6 feet from the exterior walls.

Elevation	Elevation	Elevation	
1	11	21	
2	12	22	
3	13	23	
4	14	24	
5	15	25	
6	16	26	
7	17	27	
8	18	28	
9	19	29	
10	20	30	Total of All

Total of all Measurements divided by number of measurements= _____
= Calculated Average Grade

Step 2. Basement Floor Elevation=

Step 3. Ceiling Height Elevation =

Step 4. Floor to ceiling height (FT.)=
(Subtract **Step 2** from **Step 3**)

Step 5. Calculation of height between ceiling elevation and average grade as determined in Step 1.

Ceiling Height Elevation ~ **Average Grade** = **Area above Avg grade to ceiling height (FT)**

 ~ =

Step 6. Determination if there is a Basement or a Cellar

Area above average grade (FT.) / **Floor -to-ceiling height (FT.)** = %

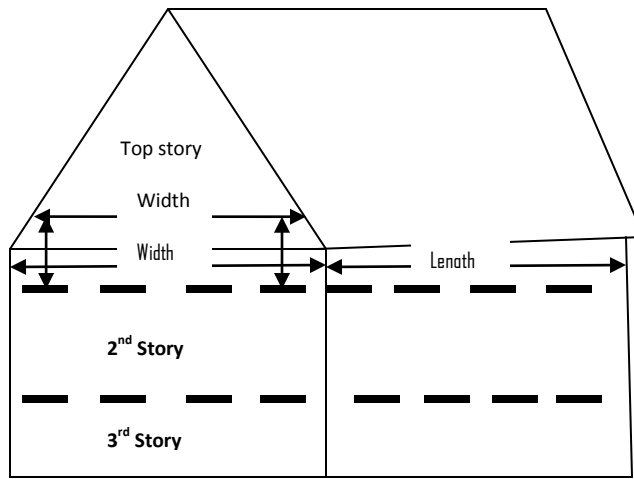
(Determined from **Step 5** above) (Determined from **Step 4** above)

 / =

Based on the Definitions above; determine if this calculates out to be a basement or cellar.

BASEMENT **CELLAR**

HALF-STORY DETERMINATION WORKSHEET



Note 1: if this dimension is greater than 3', then the top story shall be considered a full story and the fill area of the story must be included on FAR worksheet.

1. Measure width of top story from edge to edge (outside dimension).
(Example: 40') _____
2. Measure length of top story from edge to edge (outside dimension).
(Example: 50') _____
3. Multiply width by length. Width _____ x Length _____ = _____
(Example 40'x50'=2000sf)
4. Take 60% of answer in #3 above. _____
(example: 60%x2000sf = 1200sf)
5. Measure width of top story with potential* vertical headroom of 5' or more.
(Example: 20') _____
**Floor to underside of roof joists*
6. Multiply **Width** measurement in #5 above times **Length** in #2 above. _____
(Example: 20' x 50' =1000sf)
7. Floor area under dormers that is not included in #6 above. _____
8. Add #5 and #7. _____

- If the answer to #8 is less than the answer to #4, the story qualifies as a half-story and is **exempt** from inclusion in the FAR calculation, or
- If the answer to #8 is more than the answer to #4, the story is considered a full story and the above **answer to #3 must be included** in the FAR calculation