

To: CLIENT

From: KRCMAR SURVEYORS LTD.

Re: **Area Calculations under Builder Bulletin 22 Tarion Guidelines
(for Ontario New Home Warranty Program, effective April 1, 1990)**

In accordance to "Builder Bulletin 22", all condominium units enrolled with the Ontario New Home Warranty Program must adhere to requirements for the uniform calculation of saleable unit floor area. The area measurement must be calculated using the following approved method herein:

1. **Total Floor Area** is measured as the area bounded by the center lines of demising or party walls separating one unit from another unit, the exterior surface of all exterior walls, and the exterior surface of the corridor wall enclosing and abutting the unit, less any openings to the floor below which are not associated with stairs.
2. Stairs may be included (the area of treads and landings). However, if the opening in the floor is larger than the actual area of the stairs, that extra open area (outside the limits of the treads and landings) must be deducted from the floor area calculation.
3. Mechanical shafts or chases directly servicing the unit will be included in the total area of the unit.
4. A **tolerance of 2.0%** on the total area measurement is acceptable.
5. Either **metric** or **imperial** measurements by be used.
6. **For high-rise units**, measurements may be specified for typical units for each model on the middle floor (mid-way between ground and top floor). If this method is used (rather than calculating unit measurements on each floor) then the following notation to purchasers must be included: *"Note: Floor area measurements were calculated on the middle floor, such that units on lower floors may have less floor space due to thicker structural members, mechanical rooms, etc., while units on higher floors may have more floor space."*
7. Finished and enclosed atrium or sunroom areas meant for year-round use may be included in the calculation.
8. The area of any open balconies or enclosed balconies are not to be included in the calculation, unless these areas are designed to be used as year-round habitable space, and are heated and insulated to Code. These areas may be shown separately.
9. The following **notation to purchasers must be included in any materials which specify an area measurement**: *"Note: Actual usable floor space may vary from the stated floor area."*

Note: The details of the approval method of floor area calculations may vary slightly depending on the type of home to be constructed.

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