ROOF HEIGHT CALCULATION

'Height' means the vertical distance from the grade to the highest point of the roof surface of a flat roof, the deck line of a mansard roof and to the mean level between the eaves and the ridge of a gable, hip, gambrel or sloping roof, and in the case of a structure without a roof, to the highest point of the structure.

'Grade' means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that the localized depression such as for vehicle and pedestrian entrances need not be considered in the determination of average levels of finished ground.

The overall mean level of a roof shall be established as follows:

1. Multiply the mean height of each plane by its percentage of the overall roof area.

2. Calculate the area of each plane within the roof (in plan view) as a percentage of the area of the entire roof.

3. Add together the weighted averages of the heights of the roof planes to establish the overall mean level of the roof.

Notwithstanding the definition of height, where the elevation of the highway servicing the parcel is above the average elevation of the finished grade of the subject parcel, the maximum permissible building height may be increased by the difference in ground elevation between the highway and finished grade of that face of the building that fronts onto the highway to a maximum increase of 3 metres.

NOTE: Decks are not considered as roofs in these calculations unless they primarily act as roofs over heated living space or they are over a garage or carport.

EXAMPLE

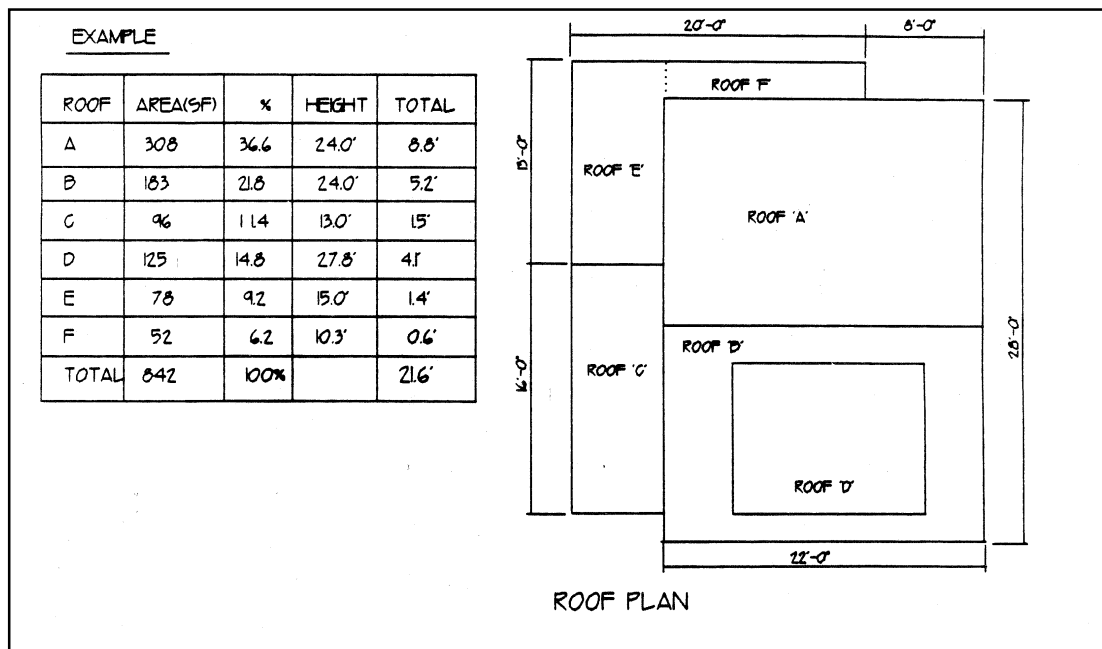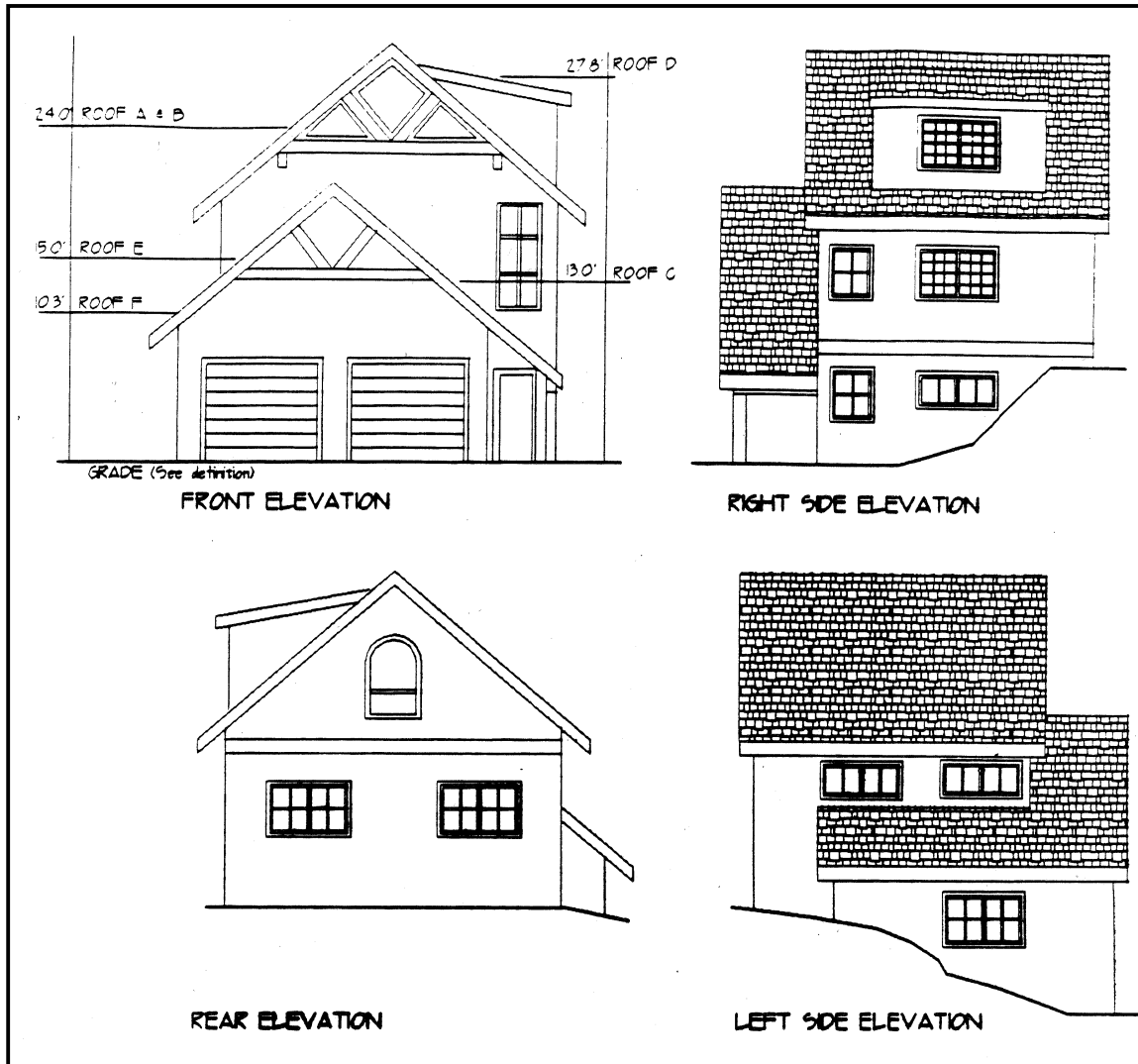| ROOF	AREA(SF)	%	HEIGHT	TOTAL
A	308	36.6	24.0'	8.8'
B	183	21.8	24.0'	5.2'
C	96	11.4	13.0'	1.5'
D	125	14.8	27.8'	4.1'
E	78	9.2	15.0'	1.4'
F	52	6.2	10.3'	0.6'
TOTAL	842	100%		21.6'

ROOF PLAN

Figure 1 – Example of Roof Height Calculations

Figure 2 – Examples of Elevations