



# Blount County Dept. of Building Safety

## Building Height Calculation

Re: Calculate the height of a building for Zoning and Building Code purposes per the 2006 International Building Code.

The following definitions will be used in calculating the height of a building. Section 502 "Basements" is used for calculating stories for use in Table 503 of the 2006 International Building Code and not for Zoning Purposes.

**GRADE PLANE.** A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

**HEIGHT, BUILDING.** The vertical distance from grade plane to the average height of the highest roof surface.

**HEIGHT, STORY.** The vertical distance from top to top of two successive finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.