How to Calculate the Height of a Building

The height of a building is the vertical distance above a reference datum (page 2) measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof 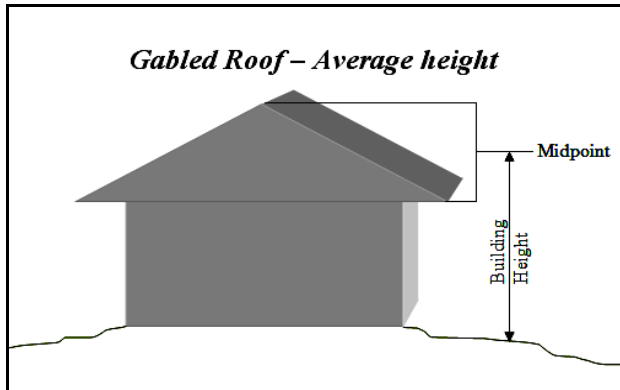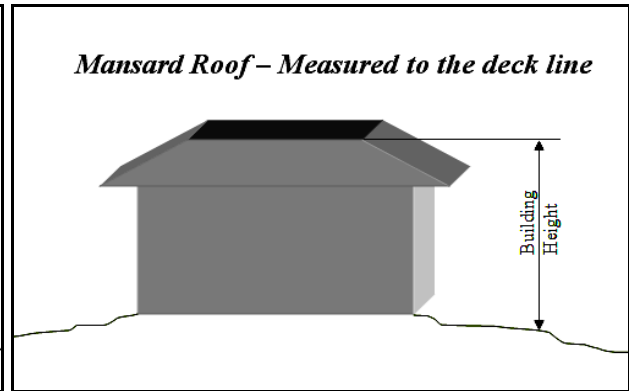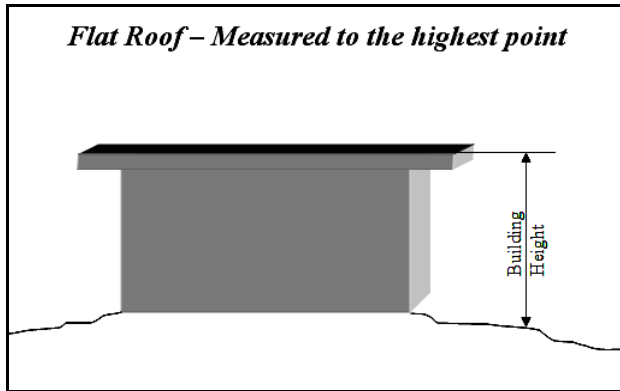or to the average height of the highest gable of a pitched or hipped roof. Roofs with slopes greater than 75 percent shall be regarded as walls. The height of a stepped or terraced building is the height of the highest segment thereof. See images below for examples:

Flat Roof – Measured to the highest point

Mansard Roof – Measured to the deck line

Gabled Roof – Average height

Barn Roof – Average height of highest gable

Shed Roof – Average height

Clerestory Roof – Average height of highest gable
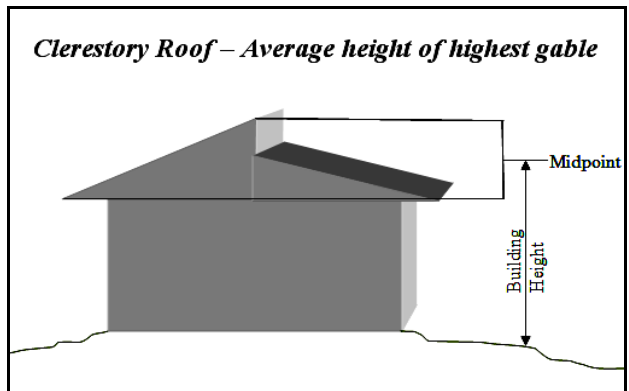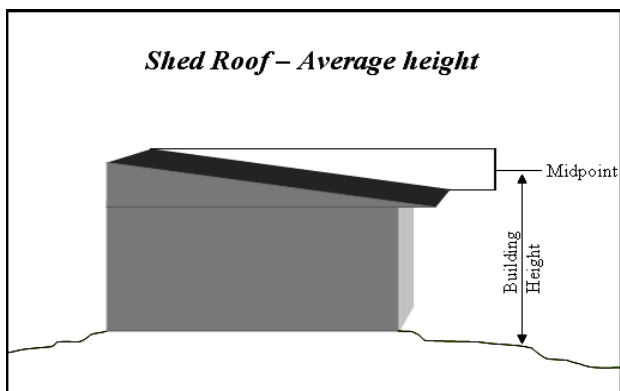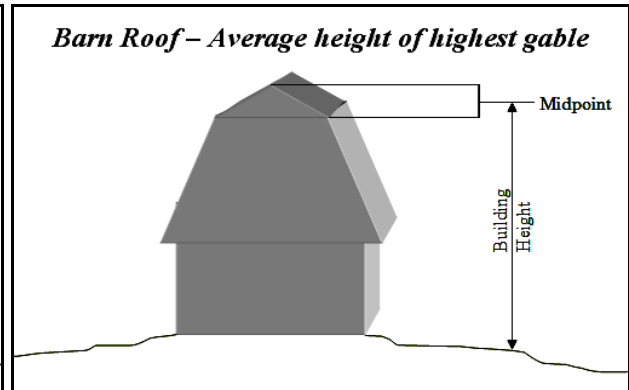
The reference datum shall be whichever of the following yields the greater height of building:

1. The highest point within a horizontal distance of five feet from the exterior wall of the building, when such point is not more than ten feet above the lowest point within said five-foot radius.
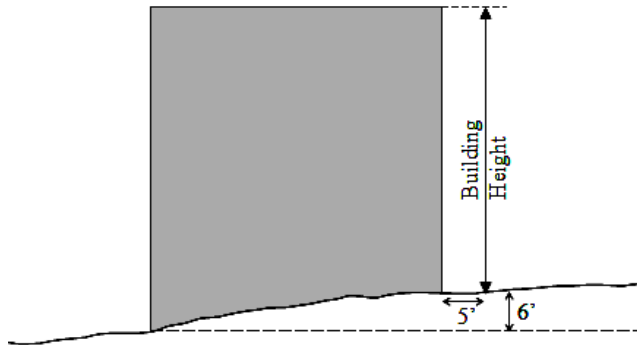
***Building height is still measured according to the information provided on page 1.

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2. An elevation ten feet higher than the lowest grade, when the highest point described in 1 is more than ten feet above the lowest point.
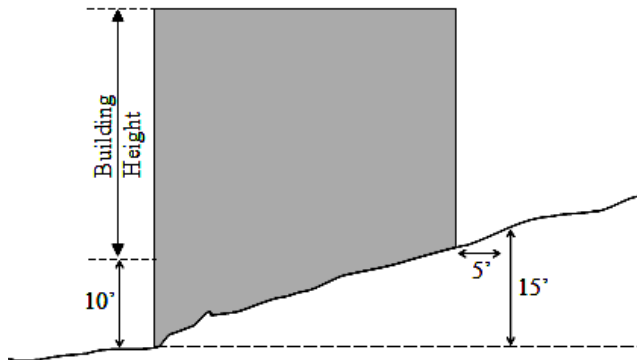
***Building height is still measured according to the information provided on page 1.

Exceptions

Height limitations stipulated in this section shall not apply to tanks, church spires, belfries, cupolas, monuments, fire and hose towers, chimneys, flagpoles, masts, aerials, antennas, telecommunication and electrical transmission towers and other similar structures or facilities.

Height calculations **<u>DO NOT</u>** include any fill or construction whose sole purpose is to elevate the reference datum, per CBJ §49.25.420(c)(2).

Based on CBJ §49.25.420 Height of building.