

Great Committee

From: Jordan Hart <Jordan.Hart@co.maui.hi.us>
Sent: Tuesday, September 28, 2021 10:28 AM
To: Great Committee
Subject: (GREAT-3(1)) #1 SMA Permit Exemption Dwelling Size: Floor Area

Aloha Chair & Committee Members,

See below from our existing Title 19.04.040 Definition of Floor Area for consideration with this measure in ensuring a clear methodology for square footage calculation:

https://library.municode.com/hi/county_of_maui/codes/code_of_ordinances?nodeId=TIT19ZO_ARTIICOZOPR_CH19.04GEP_RDE_19.04.040DE

"Floor area" means the roofed area of all floors of a structure measured from the exterior faces of the exterior walls or from the center line of party walls dividing a structure; the floor area of a structure, or portion of the floor area, that is not enclosed by exterior walls shall be the area under the covering, roof, or floor that is supported by posts, columns, partial walls, or similar structural members that define the wall line. Excluded from the floor area are:

1.

Parking structures such as garages and carports, including covered driveways and accessways, porte cocheres, and parking attendant booths.

2.

Attic areas with head room less than seven feet.

3.

Projections such as sunshade devices and architectural embellishments that are decorative only.

4.

Areas covered by roofing treatment to screen rooftop machinery only.

5.

Areas underneath unsupported roof overhangs or cantilevered building overhangs, provided no portion of the area is enclosed except for a safety railing or wall not exceeding four feet in height.

6.

Elevators and vent shafts.

7.

Basements that are used exclusively for storage.

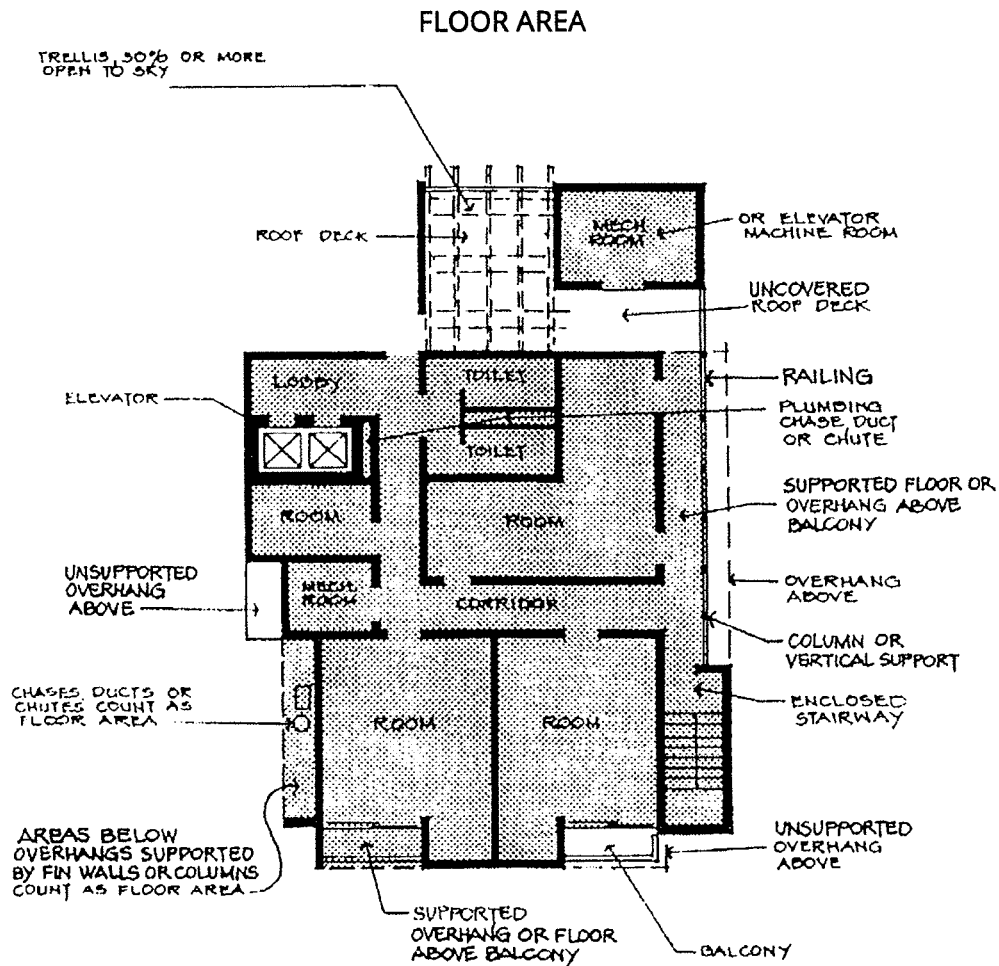
8.

Common walkways and other exterior common areas in multi-family and commercial structures, such as stairways, breezeways, and fire escapes.


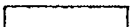
9.

Exterior machinery and equipment enclosures such as for laundry, water heaters, air conditioning, and trash receptacles.

See figures below.



LEGEND

| | |
|---|--|
|  | FLOOR AREA (See definition for exclusions) |
|  | NOT COUNTED AS FLOOR AREA |

FLOOR AREA (Continued)

