

MIDWEST REAL ESTATE DATA

ROOM COUNTING PUBLICATION

MRED HAS ADOPTED A SET OF ROOM COUNTING RULES TO BE FOLLOWED WHEN INPUTTING THE BELOW PROPERTY TYPES IN THE MRED DATABASE:

PROPERTY TYPE 1 (DETACHED SINGLE FAMILY)

PROPERTY TYPE 2 (ATTACHED SINGLE FAMILY)

PROPERTY TYPE 6 (RESIDENTIAL RENTAL)

ATTACHED ARE LEVEL AND ROOM DEFINITIONS.

PLEASE NOTE: ALL ROOM COUNTING RULES/DEFINITIONS GIVEN BELOW ARE SUPERSEDED BY LOCAL MUNICIPALITY BUILDING CODES AND STANDARDS. THE ROOM COUNTING RULES ARE INTENDED TO BE USED IN TANDEM WITH LOCAL BUILDING CODES AND STANDARDS.

FOR ADDITIONAL HELP OR FURTHER INFORMATION,
CALL THE MRED RULES AND REGULATIONS DEPARTMENT
(630) 955-0011

LEVEL & ROOM DEFINITIONS

LEVEL DEFINITIONS

Basement=B
Walk-out Basement=W
Lower Level=L
Main (Entry) Level=1
Second Level=2
Third Level=3
Fourth Level=4
Attic=A
Not Applicable=N

Basement (B): A basement area shall be defined as an area whose floor is located more than 50% below adjacent grade level. (Walkout and English basements are considered to be above grade level)

Lower Level (L): Lower level shall be defined as an area that is not more than 50% below adjacent grade level (includes English Basement).

Walk Out Basement (W): A walk-out basement shall be defined as a basement with at least one side whose floor is at grade level with access to grade level, and floor level shall be defined as "W" (Walkout).

Main Level (1): The main level is defined as the Entry Level to the Property.

Attic Level (A): The attic level is defined as a level immediately below the eaves of a roof.

Not Applicable (N): "N" shall be entered in the Level field for which there is no corresponding room.

ROOM DEFINITIONS

A ROOM

- A room is defined as improved, heated living space, with the exception of bathrooms and utility space.
- This definition excludes unheated areas such as porches, breezeways, sunrooms, attics and utility areas such as laundry rooms, mud rooms, and foyers.
- It does include lofts, open concept rooms which lack one or more walls, tandem rooms, sitting rooms, and other heated rooms.
- A room can be open on one, two or three sides.
- A room does not have to have a minimum square foot qualification.
- Basement bedrooms (50% below adjacent grade level) may be counted in total room count but may NOT be included in total bedrooms count.
- Any room which meets ALL of these criteria may be counted in the room count regardless of grade level.

ATTIC

- To qualify as Attic Rooms, the attic must have a permanent access (i.e. staircase). Attics with "pull-down" staircases do NOT qualify.

BATHROOMS

- Bathrooms shall not be countable in total room count regardless of their size.

BEDROOM

- Basement bedrooms (50% below adjacent grade level) may NOT be counted in the total bedrooms count.
- A bedroom is defined as a private room closed off from other living space, which does not have its only entrance from another bedroom.
- This definition will meet appraiser standards for bedrooms and would exclude tandem rooms.
- A room without a closet is countable as a bedroom.

COMBINED ROOMS

- For combined rooms, allow one room-count that serves or can serve a purpose distinctly different from the other areas, e.g. a Living Room/Dining Room combination may be counted as two (2) rooms.

ENTRY OR FOYER

- An entry or foyer shall not be countable in total room count. If upon entry into the property, one must go either up or down steps to enter a countable room, that level is not considered for Room Level counting purposes.

Example: When entering a Raised Ranch, you enter a foyer/entryway and can either go up or down steps. That level is not the Main level. Agents must choose which level is the main level of the residence (appropriate to the property), and other levels are described in relation to that main level.

FULL BATHROOM

- To qualify as a full bathroom in the BTH field, the bathroom must comprise of at least three of the following components: a bath, a shower (shower head or shower stall), a sink, a toilet. Basement or lower level bathrooms may be counted in the total bath (BTH) field.

FURNACE ROOMS

- Furnace rooms shall not be countable in total room count regardless of their size.

HALF-BATHROOM

- A half-bathroom shall be defined as having a functional sink (regardless of type and style) and toilet. Rough-ins may not be counted. Basement or lower level half-bathrooms may be counted in the total bath (BTH) field.

HEATED

- To qualify as "heated" there must be a permanently attached or ducted heating source within the room.

HEATED ENCLOSED PORCH OR BREEZEWAY

- A heated enclosed porch or breezeway shall be countable in total room count.

HEATED SUNROOM

- A heated sunroom shall be countable in total room count.

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CONTINUED

HEATED UNFINISHED AREA

- A heated unfinished area shall not be countable in total room count.

HEATED UNFINISHED ATTIC

- A heated unfinished attic shall not be countable in total room count.

LAUNDRY ROOM

- Laundry rooms shall not be countable in total room count regardless of their size.

LOFT AREA

- A loft area may be counted as a room but not as a bedroom.

MUD ROOM

- Mud rooms shall not be countable in total room count regardless of their size.

SITTING ROOM

- A sitting room shall be countable in total room count but not as a bedroom.

TANDEM BEDROOMS

- Tandem rooms used as bedrooms, while countable as two separate rooms, are countable as only a single bedroom.

TANDEM ROOMS

- Tandem rooms shall be countable as two separate rooms.

UNHEATED AREAS

- Unheated areas shall not be countable in total room count.

UNHEATED ATTIC

- An unheated attic shall not be countable in total room count.

UNHEATED ENCLOSED PORCH OR BREEZEWAY

- An unheated enclosed porch or breezeway shall not be countable in total room count.

UNHEATED SUNROOM

- An unheated sunroom shall not be countable in total room count.

UTILITY ROOMS

- Utility rooms shall not be countable in total room count regardless of their size.