



Building Department
TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992
781-431-1019 ext. 2228 Fax 781-283-5724

Section XVID Review Affidavit
Incomplete form will not be accepted

LHR is triggered when the size of a new single-family home or an alteration adds more than 10% of TLAG to an existing single-family home and exceeds dimensions established in the LHR section of the Zoning Bylaw. Size will be based on the concept of "Total Living Area plus Garage Space" (TLAG), as defined in the Zoning Bylaw and Large House Review Regulations. This form is required for new single-family dwellings, additions to single family dwellings, new and additions to storage buildings over 100 sf, finishing attics with outside alterations or changes, alterations that add living area, and any other project the Inspector of Buildings deems necessary.

Please fill out the following affidavit in full, and provide complete and accurate dimensioned plans including floor plans, elevations of the entire structure and a separate calculation plan on how TLAG was calculated to determine if your project is exempt from Section XVID Large House Review provision of the Zoning Bylaws. Alterations of existing buildings that add 5% or less TLAG by calculation are exempt from submitting plans for the entire structure.

Project Address \_\_\_\_\_

Applicant's Name \_\_\_\_\_ (Builder of Record on Permit Application)

Single Residence District (Circle One): 10,000 (3,600) 15,000 (4,300) 20,000 (5,900) 30,000/40,000 (7,200)

Note: Please refer to the information in this packet on how to calculate TLAG.

Measurements of House: Measurements are taken from the exterior surface of the exterior walls. Basement area calculations shall be taken from the interior of the foundation walls.

Basement Calculations

Basement area 1

Height of basement wall \_\_\_\_\_ average height of basement wall above grade \_\_\_\_\_

% of basement wall above grade \_\_\_\_\_ If number is 25% or greater, see basement on pages 3 & 4.

Basement s.f. area (entire) \_\_\_\_\_ basement s.f. area that counts toward TLAG \_\_\_\_\_ (a)

If basement-ceiling heights are not the same height in different portions of the basement, please calculate those sections separately.

Basement area 2 (if applicable)

Height of basement wall \_\_\_\_\_ average height of basement wall above grade \_\_\_\_\_

% of basement wall above grade \_\_\_\_\_ If number is 25% or greater, see basement on pages 3 & 4.

Basement s.f. area (entire) \_\_\_\_\_ basement s.f. area that counts toward TLAG \_\_\_\_\_ (a)

**Floor Area Calculations**

First floor sf. area \_\_\_\_\_ (b) Second floor sf. area \_\_\_\_\_ (c)

**Attic Area Calculations**

Attic sf. area \_\_\_\_\_ (d) See attics on page 3&4

**Garage & Storage Buildings Calculations**

Garage/Storage Bldgs. sf. area \_\_\_\_\_  
Garage/Storage Bldgs. sf. area that counts towards TLAG \_\_\_\_\_ (e)

**How to calculate Total TLAG for New Home Construction:**  $a + b + c + d + e =$  \_\_\_\_\_ (Total TLAG)

**How to calculate % increase & total TLAG for additions:**  $a + b + c + d + e =$  \_\_\_\_\_ and/or (Total TLAG)

Existing TLAG \_\_\_\_\_ (Existing TLAG minus any demo) (G) Proposed TLAG \_\_\_\_\_ (New TLAG being added) (H)  
\_\_\_\_\_ (G) + \_\_\_\_\_ (H) = Total TLAG \_\_\_\_\_ (Total TLAG)  
Increase % of TLAG \_\_\_\_\_ %

To calculate % increase for Alterations Only: Total TLAG minus Existing TLAG divided by Existing TLAG x 100 = Increase %

*I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct and these calculations are for zoning purposes only.*

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Print name \_\_\_\_\_ Phone # \_\_\_\_\_

**For office use only**

Approved  
 Pre LHR Plan Review  
 Denied

Building Inspector \_\_\_\_\_ Date \_\_\_\_\_

**Building Inspector Notes:**

FOR OFFICE USE ONLY

### LARGE HOUSE REVIEW THRESHOLDS

- If your house is in the Single Residence 10,000 SF Area Regulation District, then the TLAG threshold for review is 3,600 SF.
- In the Single Residence 15,000 SF Area Regulation District, the TLAG threshold is 4,300 SF.
- In the Single Residence 20,000 SF Area Regulation District, the TLAG threshold is 5,900 SF.
- In the Single Residence 30,000 and 40,000 SF Area Regulation Districts, the TLAG threshold is 7,200 SF.
- Any new residence that exceeds the applicable TLAG threshold is also subject to LHR.
- A 3 year look back is required on all building permits that require TLAG calculations. If multiple permits are pulled within 3 year look back period TLAG will be combined. Any permits issued prior to January 1, 2008 are exempt.
- Any alteration of an existing residence in which the TLAG of the residence following completion of the proposed alteration will exceed the applicable threshold is subject to LHR, provided that the alteration will increase the TLAG of the residence by more than 10%. **To calculate for Alterations Only: Total TLAG minus Existing TLAG divided by Existing TLAG x 100 = increase in TLAG %**
- When only finishing an existing basement of a house completed for three or more years or prior to January 1, 2008, whether or not this equals or exceeds the 0.25 fraction, finishing the basement does not count as TLAG.

### CALCULATING TLAG

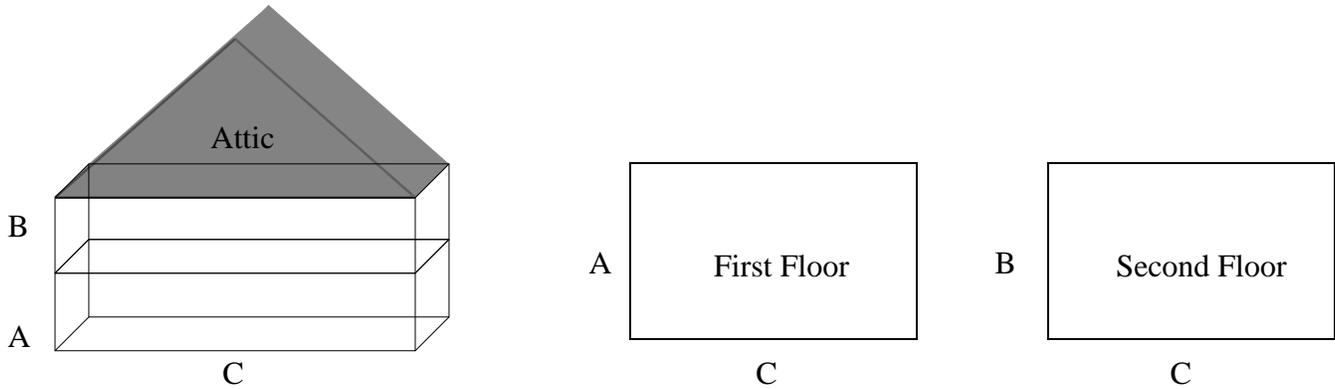
**Measurements of House:** Measurements are taken from the exterior surface of the exterior walls. Basement area calculations shall be taken from the interior of the foundation walls.

	<i>Counted as TLAG</i>	<i>Not Counted as TLAG</i>
Attic	<ul style="list-style-type: none"> <li>▪ Areas of attics measured from the floor to the interior roofline if 7 ft. or greater in height and 5 ft. or greater in height on a sloped interior roofline and meets the Massachusetts State Building Code for required ceiling height.</li> <li>▪ Attic areas where the roof pitch does not render an attic uninhabitable due to required ceiling height under the Massachusetts State Building Code and the attic could be converted into habitable space without exterior alterations the floor area shall count.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Attic areas where the roof pitch renders the attic area uninhabitable under the Massachusetts State Building Code in regards to required ceiling height.</li> <li>▪ The completion or finishing of attics in existing structures where there is no exterior alteration or changes.</li> </ul>
Basement	<ul style="list-style-type: none"> <li>▪ The square footage of basement areas multiplied by a fraction, the numerator of which is the external above-ground surface of basement walls and the denominator of which is the total surface (both above and below ground) of external basement walls. If the fraction is 0.25 or greater, the basement area will be included in the TLAG square footage calculation.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Basement areas, if the above-ground fraction is less than 0.25</li> <li>• When only finishing an existing basement of a house completed for three or more years or prior to January 1, 2008, whether or not this equals or exceeds the 0.25 fraction, finishing the basement does not count as TLAG.</li> </ul>
Chimney	<ul style="list-style-type: none"> <li>▪ Interior areas occupied by a chimney</li> </ul>	<ul style="list-style-type: none"> <li>▪ The exterior area occupied by a chimney (<i>i.e.</i>, above the roofline and/or on the side of a house)</li> </ul>
Garage Space and Storage Buildings	<ul style="list-style-type: none"> <li>▪ Area in excess of 600 square feet total for all garage/storage buildings</li> </ul>	<ul style="list-style-type: none"> <li>▪ Up to 600 square feet in total</li> </ul>
Multi-Story Interior Space	<ul style="list-style-type: none"> <li>▪ Features such as a foyer, balcony, vaulted ceiling, or cathedral ceiling with a ceiling height of 12 or more feet are counted for multiple stories.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Features, which occupy space that would otherwise be unfinished attic space, will not be counted.</li> </ul>
Patios and Decks	NA	<ul style="list-style-type: none"> <li>▪ Covered or uncovered patios</li> <li>▪ Areas under a canopy and decks</li> </ul>

CALCULATING TLAG Con't		
Porches	▪ Heated porches	▪ Unheated porches
Windows, Bay or Bow	▪ Windows having a foundation	▪ Windows having no foundation

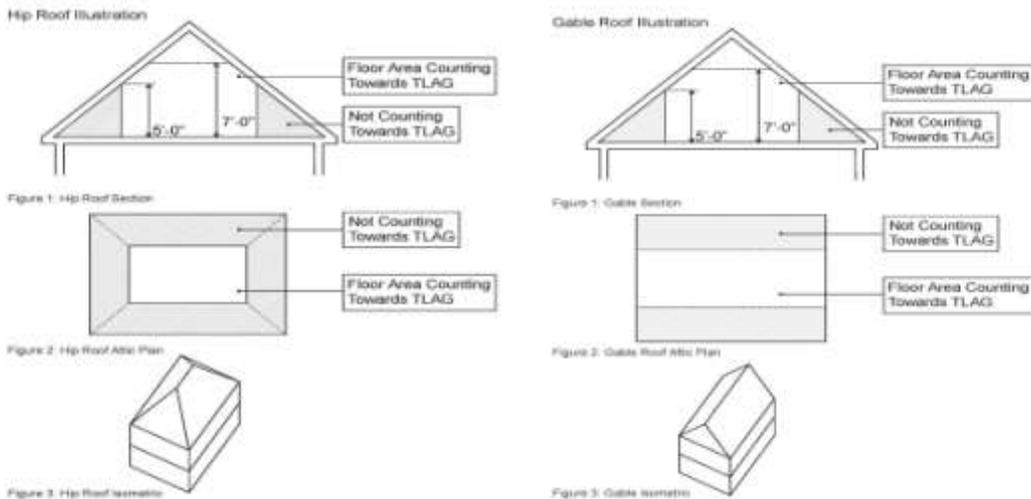
## TLAG CACULATION'S

**Measuring Floor Area – To determine how much of floor area counts to TLAG.**



- $(A \times C) + (B \times C) =$  The sum of the horizontal areas of the above- grade floors measured from the exterior face of the exterior walls.
- Interior stairways are included in the above formula.

**Attics – To determine how much of an attic counts toward TLAG.**



- Areas of attics measured from the floor to the interior roofline if 7 ft. or greater in height and 5 ft. or greater in height on a sloped interior roofline and meets the Massachusetts State Building Code for required ceiling height for a habitable space.

- Attic areas where the **roof pitch** does not render an attic uninhabitable under the Massachusetts State building Code and the attic could be converted into habitable space without exterior alterations the floor area shall count.
- Attic areas that are serviced by a pull down stair or ladders are subject to this calculation. (If applicable)
- Attics in existing structures where the completion or finishing of the attic does not require any exterior alterations associated with the construction are exempt. If new exterior alterations such as windows, skylights, cupolas or dormers are necessary and/or desired in the proposed finished space a TLAG Affidavit must be submitted for calculations to the Building Department. Ordinary maintenance and repair, replacement in kind, the addition of a vent pipe, and reshingling of the roof will not be considered exterior alterations for the purposes of finishing the attic.
- These calculations shall apply to gambrel and mansard roofs.

**Basements - To determine how much of the basement area counts towards TLAG, if any.**

- Starting at one corner of the structure measure the height of the basement wall above grade every ten (10) lineal feet around the structure.
- Average these measurements.
- The average height above grade is the numerator. The denominator is the height of the basement wall measured from the basement floor slab to the underside of the floor joists.
- This will give you a fraction of the basement wall above grade. If the fraction is  $\frac{1}{4}$  (.25) or more a portion of the basement will count towards your TLAG. If it is below  $\frac{1}{4}$  (.25) the basement is exempt from TLAG.
- Take the fraction and convert to a percentage. (Divide the numerator by the denominator and multiply by 100)
- Take the area of the basement and multiply the percentage. This will give the amount of the basement that will count towards TLAG.
- Do not include attached above ground garages and garage under foundation walls in this calculation.

**Garage Space and Storage Buildings – To determine the square footage count towards TLAG.**

- A storage building is defined as an accessory heated or unheated building or structure that is used in connection with the main use. This includes but is not limited to a shed, barn, garage, pool house, gymnasium, greenhouse, or any other building or structure deemed a storage building by the Inspector of Buildings.
- Add the square foot areas of all garage space and attached and detached storage buildings in excess of 100 sf. (if applicable) together.
- Subtract 600 sf. from the sum of the above calculation.
- The result will be the amount of square footage that will count towards TLAG.  
Negative numbers = 0

**Multi-Story Interior Spaces**

- The floor area of a two-story foyer shall be counted as first floor space as well as second floor space.
- Multi-story interior finished spaces that contain cathedral, tray, or vaulted ceiling with a vertical wall height 12 feet or more will count as an additional full story.

- Multi-story interior finished spaces that contain cathedral, tray, or vaulted ceiling with a vertical wall height less than 12 feet will count as a single story.

**Note: The above measurements and calculations are for zoning purposes only. They cannot be used for any other governmental purpose.**