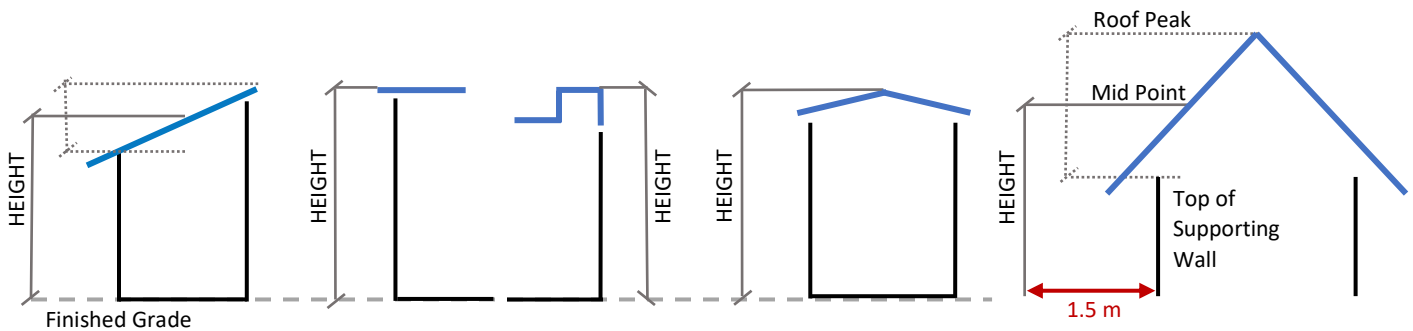


Purpose

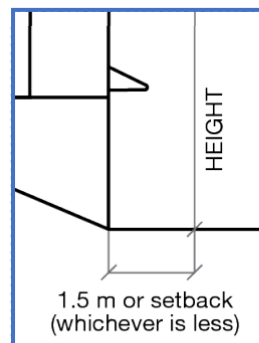
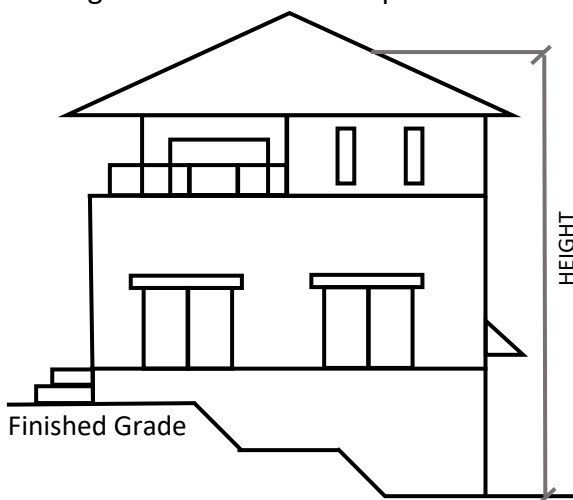
To provide clarification and consistency when measuring the height of a building or structure. Comprehensive definitions and specific regulations for the maximum allowable height of buildings by zone can be found in the [Zoning Bylaw](#).

Measuring Height

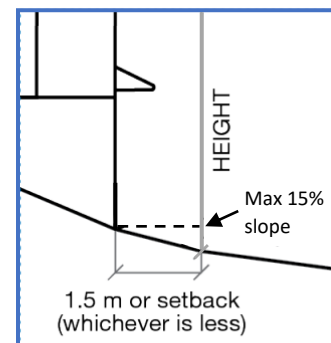
Height refers to the vertical distance between finished grade and the highest point of the structure of a flat roof (roof with a single pitch or a pitch < 4:12), or the mid-point of a sloping roof.



Finished Grade refers to the elevation of the finished surface of the ground at the base of the outside walls of a building or structure. This is determined by taking the level of the finished ground surface at every location of grade change along the outside walls of a building or structure, measured from at least 1.5 m away from the base of the wall or the width of the setback in that location (whichever is less), then selecting the lowest elevation point.



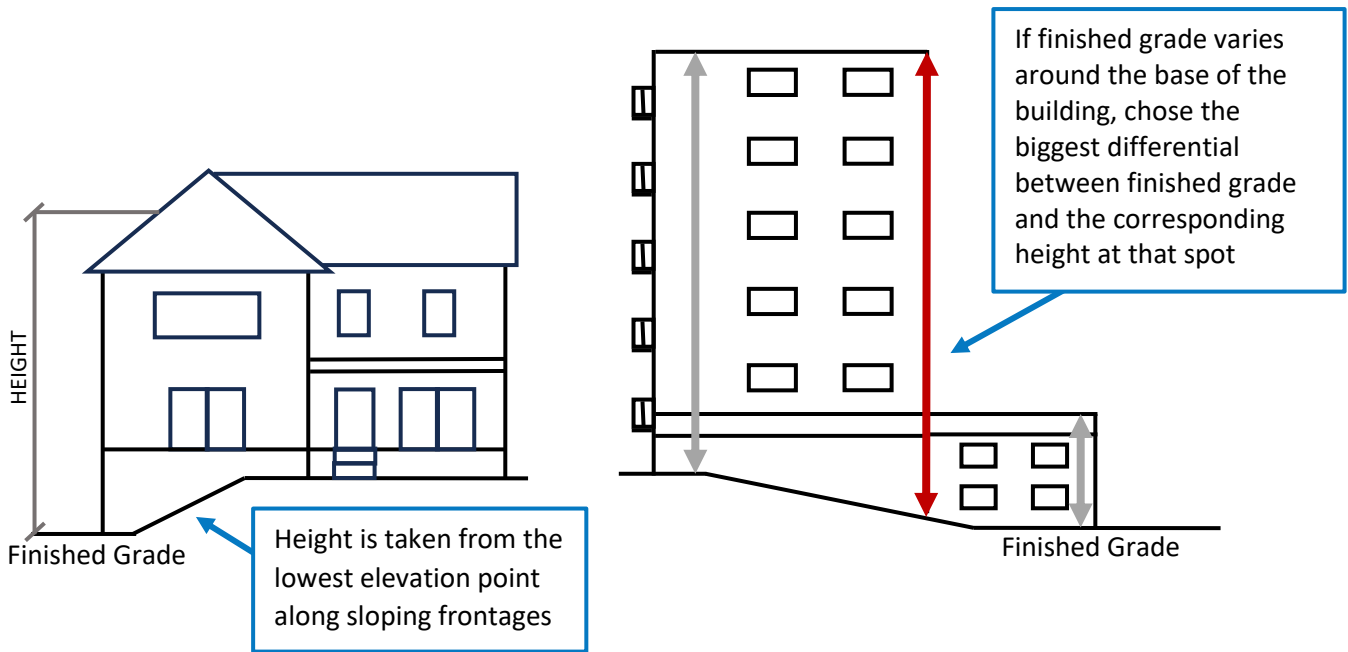
In addition to selecting the lowest elevation point, height is to be measured 1.5 m away from the edge of the outside wall.



The finished grade can increase or decrease at a maximum rate of 15% from the base of the wall to the width of the setback or a minimum of 1.5 m wide (whichever is less).

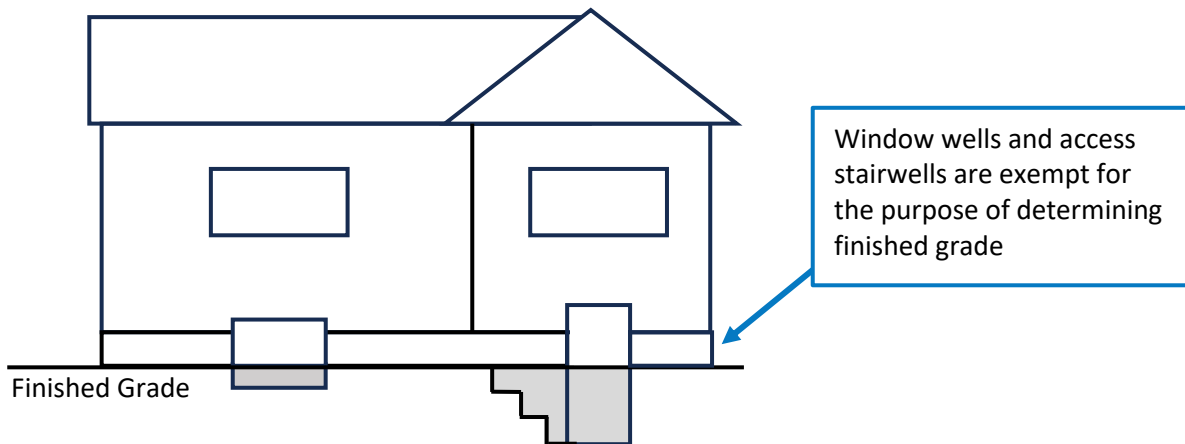
Example 1: Finished Grade: Single Detached Housing

Note that some structures, such as chimney stacks, elevator housing, or roof stairway entrances are excluded from height calculations. Refer to Section 4.4 of the [Zoning Bylaw](#) for more information.



Example 2: Finished Grade: Sloped Fronting Road

Example 3: Finished Grade: Apartment



Example 4: Finished Grade: Window Well and Access Stairwell

Where can I learn more?

Please contact staff at 250-550-3634 or buildingcounter@vernon.ca for further questions. Staff are also available at the Community Services Building (3001 32nd Ave) during regular business hours.

