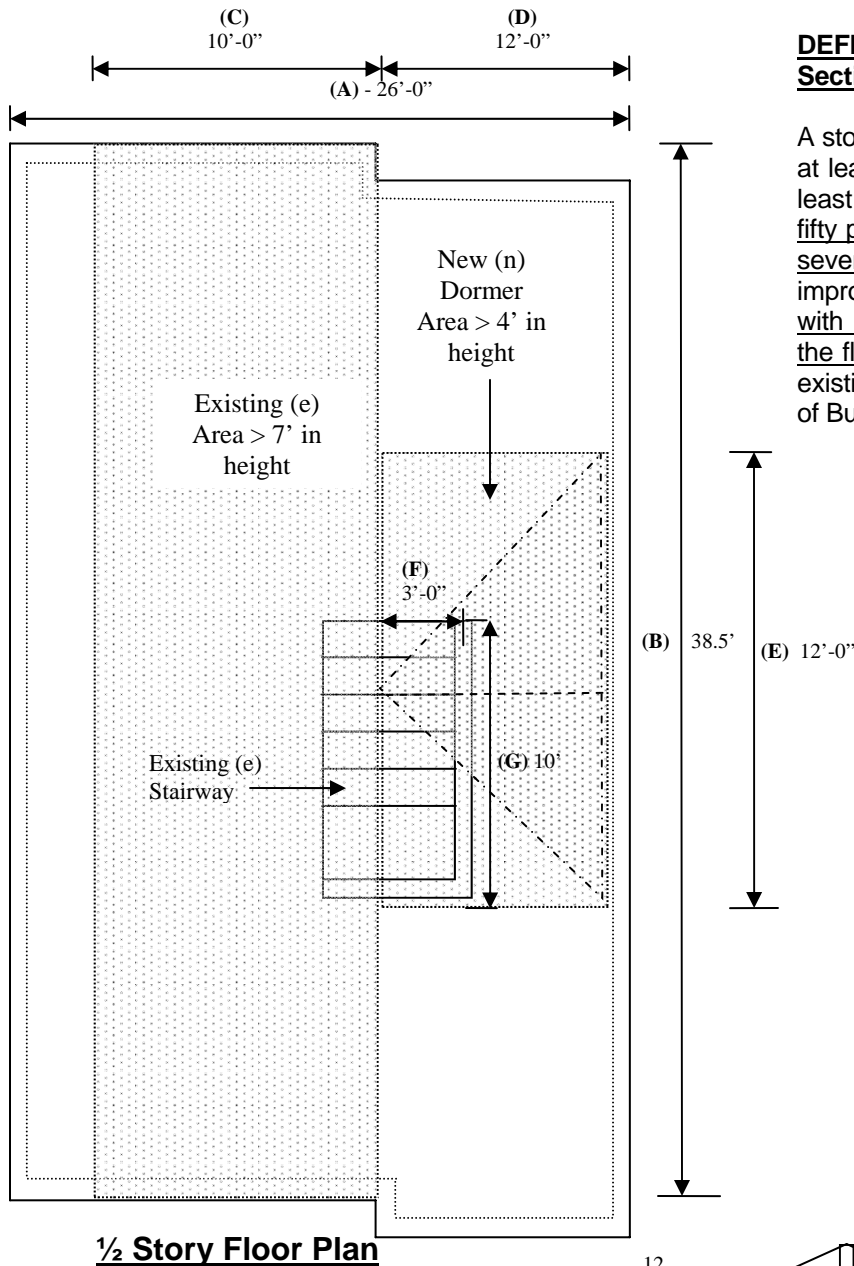


**TOWN OF WATERTOWN
DEFINITION AND EXAMPLE EXHIBIT FOR
HALF STORY CONVERSIONS OF EXISTING ATTIC SPACE**
(This exhibit is for reference only)



DEFINITION
Section 2.77(B), Half Story

A story under a sloping roof (defined as and required to be at least a 6/12 pitch, except dormers, which shall have at least 3/12 pitch) shall be deemed a half-story if less than fifty percent (50%) of its area has a clear interior height of seven (7) feet or more, improved or intended to be improved for residential occupancy. Any new construction with ceiling height 4 feet and above shall be included in the floor area, except where a dormer is required over an existing stairway that has been deemed by the Inspector of Buildings to be a hazardous means of egress.

TABLE OF DIMENTIONS

Gross floor area (A x B) -	1,001 sq.ft.
Area > 7' (C x B) -	385 sq.ft.
Area > 4' (D x E) -	144 sq.ft.
Stairs to net out (F x G) -	<30 sqft>
Total Square Feet -	499 sq.ft.

%age (499/1,001) = 49.8%

SCOPE OF WORK:

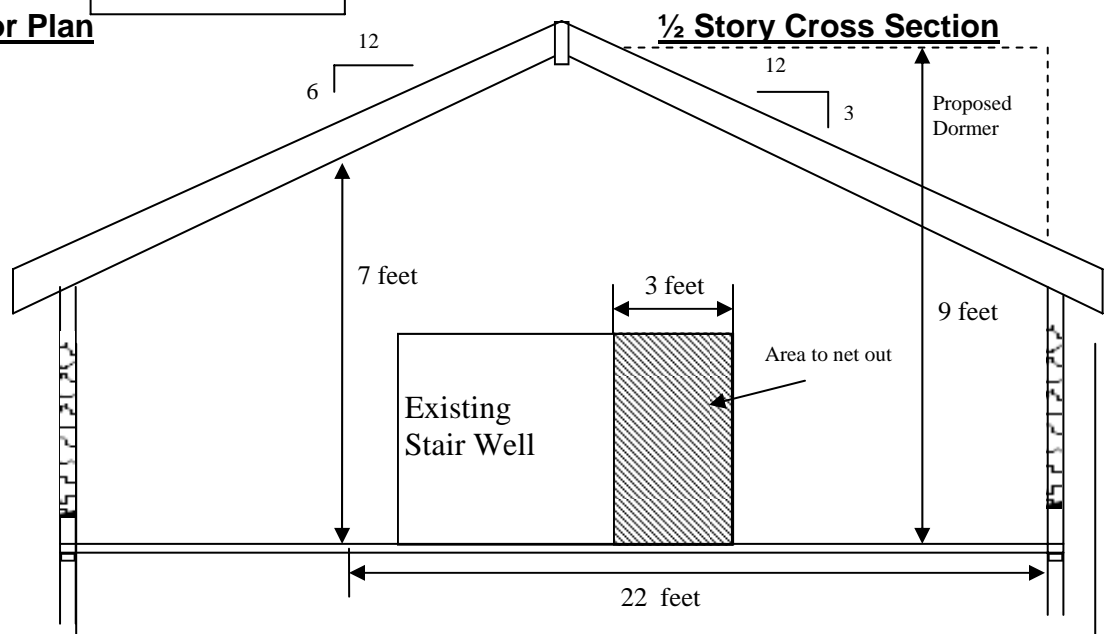
Converted attic space to a half story with a new dormer.

Date: July 6, 2011

Scale: NTS

Location:
149 Main Street
Watertown, MA

1/2 Story Floor Plan



1/2 Story Cross Section





TOWN OF WATERTOWN
Community Development and Planning
149 Main Street
WATERTOWN, MA 02472

Half Story Design Requirements

The below checklist is designed to provide additional guidance for meeting the design requirements when conforming to the Half Story calculation limitations.

Design Checklist:

1. Half Story calculations are only taken from the portion of the story under a sloped roof.
2. The main roof must have a ridge (i.e., gable or hip). No portion of the roof may be flat.
3. The main roof must have a minimum pitch of 6:12.
4. Dormers must be subordinate to the main roof and have a minimum pitch of 3:12.
5. Dormers may have no area that is flat and must have a ridge or slope directly away from the main roof (i.e., gabled or shed dormer).
6. The area counted as gross floor area on the attic floor, must have a consistent level floor (no raised floor area) and must be under the sloped roof and/or dormer.
7. New stairs are not subtracted from the Half Story calculation area. Only existing stairs under a new dormer can be subtracted.
8. The existing attic floor area with ceiling height of 7' or greater and the new construction of ceiling height of 4' or greater (area under new dormer or under a newly constructed roof) must be less than 50% of gross attic floor area.
9. Dormers must meet setback requirements, regardless of location of the existing dwelling(s) to lot lines.
10. Dormers that extend to the exterior wall are subject to the maximum 26' eave height. Dormers stepped back from the exterior wall are not subject to the eave limit.

Please contact the Zoning Office for more information or questions related to the above requirements at 617-972-6427. Thank you.