

# How to Determine the Average (Existing Grade (AEG))

## Average Grade Level

“Average grade level” means the average of the natural or existing topography at the center of all exterior walls of a building or structure to be placed on a site; provided, that in the case of structures to be built over water, average grade level shall be the elevation of ordinary high water.

(Note: Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.)

## Procedure

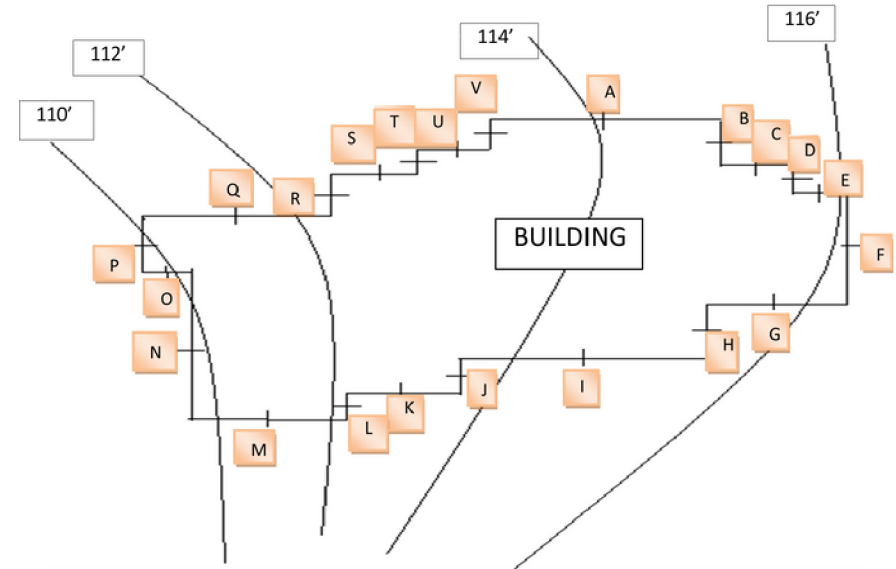
- Determine the existing grade at the mid-point of all walls of the proposed
- Determine AEG:

Formula:  $\frac{\text{sum of mid-point elevations}}{\text{number of wall segments}}$

$$\frac{A + B + C + \dots + V}{22} = \frac{2492.5}{22} = 113.30 \text{ AEG (Average [existing] Grade)}$$

A	114	G	115.75	M	111	S	112.6
B	114.75	H	115.5	N	109.8	T	113
C	115	I	114.8	O	110	U	113.25
D	115.5	J	113.5	P	110	V	113.5
E	115.75	K	113	Q	111.2		
F	116.10	L	112.25	R	112.25		

**AVERAGE EXISTING GRADE (AEG) IS REQUIRED TO BE LOCATED & LABELED ON ELEVATION DRAWINGS**



## Determining a Story Above Grade Plane

- Is the floor surface of the story in question located entirely above the grade plane elevation?
- Is the floor surface of the floor above the story in question located more than 6 feet above the grade plane elevation?
- Is the floor surface of the floor above the story in question located more than 12 feet above any of the grade measurements at any point along the building exterior walls?

If you answered yes to any of the three questions above, the floor in question is considered a story above grade plane.