



Development Services Division
City of Bend
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MEASUREMENT OF SQUARE FOOTAGE FOR SDC CALCULATIONS

The purpose of this policy is to provide clarification and consistency on how to measure square footage for residential and commercial projects when calculating System Development Charges (SDC's) as well as outlining the criteria for the space that will be included. This policy does not necessarily reflect how the Building and Planning Divisions measure square footage for valuation and other planning and/or building processes.

In the past, divisions within CEDD have had varying practices on how to measure residential and commercial projects based on guidelines outlined in permitting and land use governing codes. Oregon law does not specify a square footage calculation measurement method; therefore the department is establishing a policy that encompasses best practices and recommendations from SDC consultants, Development Services staff, the City's legal team and CEDD Director.

Moving forward:

- Beginning July 1, 2024, Development Services Division staff will measure residential and commercial projects as measured to the interior of the outer most walls on all floors including but not limited to bathrooms, closets storage and landings. If a tenant improvement is required, staff will measure to the interior of the demising wall.
- Detached living space conversions and remodels of detached structures (ie: creation of a bedroom) that are proposed to become habitable space will be considered living space. Interior home and garage models that convert non-habitable space into habitable space will also be considered living space (ie: converting a garage to Accessory Dwelling Units (ADUs) or Multi-unit structures as SDCs are calculated differently for these uses. Development Services staff will measure all structures and all floors.
- Shipping containers will be included in the calculations for commercial sites.
- The following building elements are excluded from SDC calculations: residential garages for use of residential parking and commercial garages used by the occupants, staff and customers only for parking and not for commercial use (industrial uses such as service and repair or commercial showrooms will not be excluded, decks and patios, interior stairs from the second floor up with the



Accommodation Information for People with Disabilities

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exception of the landing areas, unheated and uninhabitable attic and basement areas, architectural features that do not add additional square footage to the buildings (ie: columns added to the exterior of the building for aesthetics), structured or surface parking, outdoor dining areas, and mechanical equipment mezzanines.



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