

**ANSI Z765-2020: Square Footage – Method for Calculating
ANSI Standard Revision Process**

Public Comment Second Draft

September 28, 2020

This second draft is provided for the purpose of soliciting public comments on the changes to the 2020 ANSI Z765 Draft Standard (Public Comment Draft dated February 7, 2020). Both Draft Standards and other relevant information are posted at www.homeinnovation.com/Z765.

Those comments on the Public Comment Draft that were Approved or Approved as Modified by the Consensus Committee at their July 22, 2020 teleconference have been incorporated into this Second Draft Standard. Only the changes to the 2020 ANSI Z765 Standard Draft Standard (shown in underline and ~~strike through~~) are open for public comment. Any comments on any other provisions of the Standard that have not changed from the first Draft Standard will not be accepted as part of the 2020 revision cycle, they will be addressed in the next revision cycle. The existing language that has not been changed is shown only for the purpose of providing context for review of the changes

Public comments are accepted through **November 8, 2020** via a web-based form at <https://www.homeinnovation.com/z765>.

Note: The final draft of the revised Standard will be editorially reviewed for spelling, grammar, and format after all substantive changes have been approved by the Consensus Committee.

2.2 Finished Area

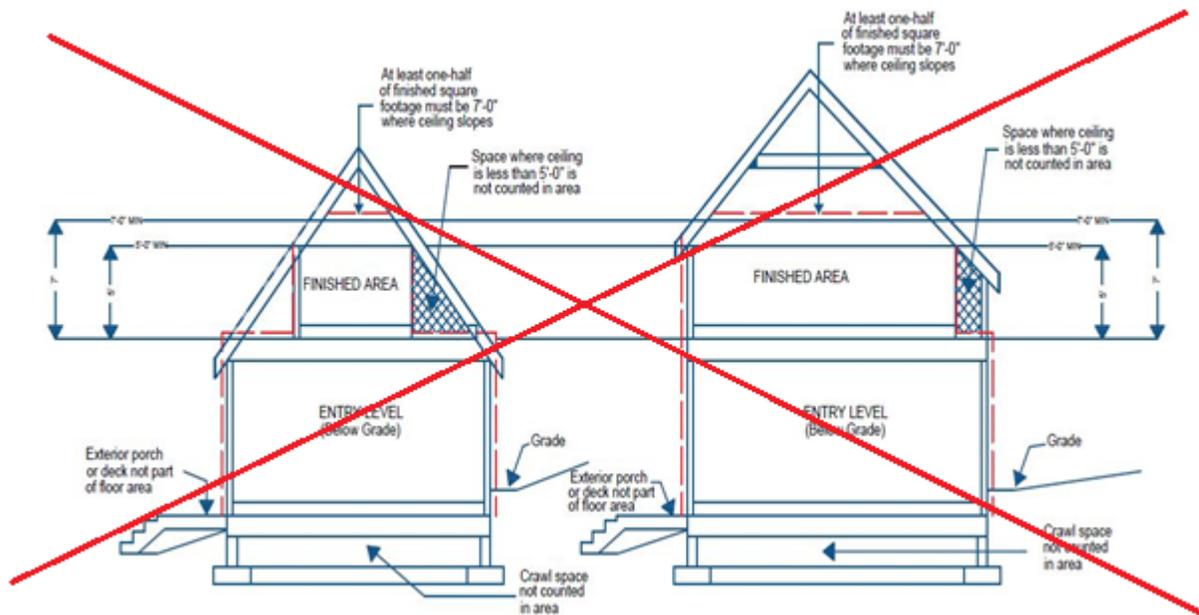
An enclosed area in a house that is suitable for year-round use based upon its [geographic region location](#), embodying walls, floors, and ceilings that are similar to the rest of the house.

Commentary

A common construction practice is to provide a floor opening for stairs that is the same size as the stairs themselves. Therefore, the area of stairs included in finished square footage is typically equal to the area of the opening in the floor. For example, a two-story, 28 by 42 foot house embodies 1,176 finished square feet on the first level and 1,176 finished square feet on the second level, provided that all areas are finished and the opening in the floor of the second level does not exceed the area of the stair treads. Further, stairs that descend to an unfinished basement are included in the finished square footage of the first level regardless of the degree of finish of the stairs or the degree of finish of the area around the stairs. Finished stairs suitable for year round use ascending to an unfinished upper area are included in the square footage calculation [of the floor from which they descend](#). In addition, areas beneath stairs are included in the finished square footage regardless of the distance between the stairs and the floor below or of the degree of finish of that area.

Commentary

Staff Note: Replace Figure 5 in Draft Standard with the following:



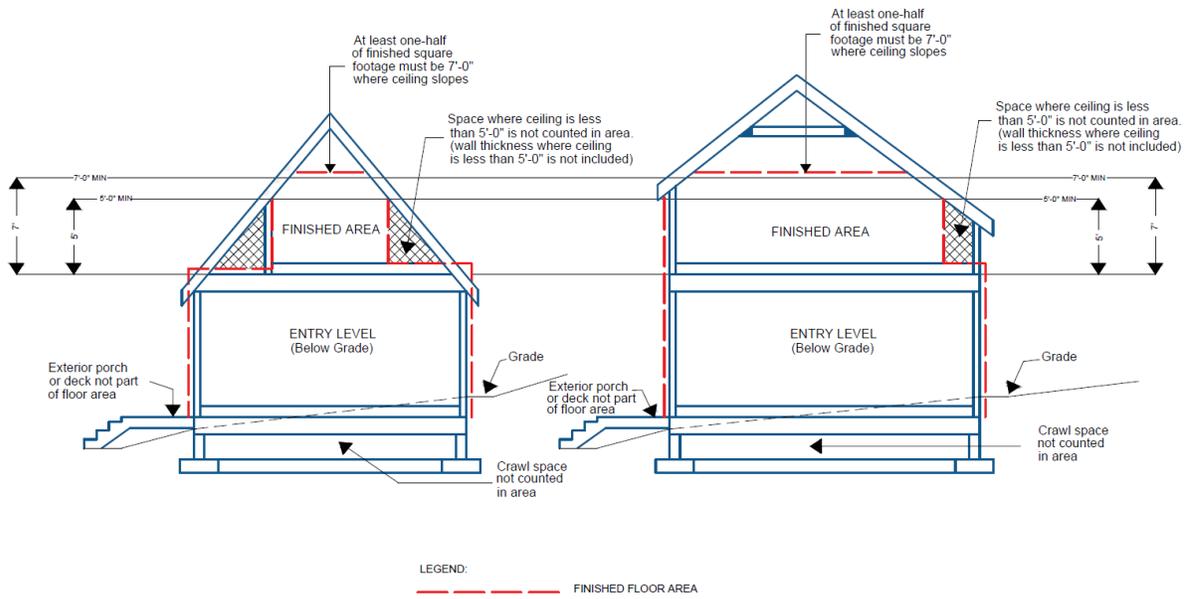


FIGURE 5.
 Building Section