

# Public Proposals Report

On the Development of the

# 2020 Square Footage: Method for Calculating ANSI Z765

February 7, 2020

## FOREWORD

This is the Public Proposals Report (PPR) on the development of the **2020 edition of the Square Footage - Method for Calculating ANSI Z765**. This report summarizes the steps of the Proposed Change phase of the development of the Draft Standard for the purpose of receiving public comments on the changes made to the 2003(R2013) edition of the ANSI Z765. The roster of the Consensus Committee at the time of the acceptance of the Proposed Changes is included.

A formal “Call for Proposals” was released on March 8, 2019. The 62-day period for submitting Proposed Changes closed on May 8, 2019.

After the close of the “Call for Proposals” periods, the Proposed Changes were grouped for review and recommendation by the Consensus Committee. In all, 26 Proposed Changes were received from the public from the Call for Proposals and held proposals after the publication of the 2003 (R2013) edition, and 2 Proposed Changes were developed by the Consensus Committee.

The Consensus Committee held an orientation meeting on August 22, 2019 at the National Housing Center in Washington, DC to review the schedule and other business matter for the development of the 2020 ANSI Z765. During the August 22, 2019 meeting, the public hearings were also held at the National Housing Center in Washington, DC. The Consensus Committee took Formal Actions on each Proposed Change.

The Ballot Period on the Formal Actions taken at the August 2019 meeting started on September 19, 2019 and ended on October 7, 2019. All ballot comments were circulated to the Consensus Committee from October 9, 2019 through October 21, 2019 to afford the voting members of the Consensus Committee an opportunity to respond, reaffirm, or change their vote. All Committee Actions taken at the August 2019 meeting were upheld through the ballot as shown in this PPR. A total of 10 ballots (out of 13) were returned. Members not returning their ballot: Jeremy Wright, Jim Nanni, and Daniel Meyers.

This PPR includes the following information on each Proposed Change considered by the Consensus Committee:

- 1) The name of the submitter of the Proposed Change;
- 2) The entity represented by Submitter;
- 3) The text of the Proposed Change;
- 4) The Formal Action taken by the Consensus Committee at the August 22, 2019 meeting;
- 5) The Final Formal Action taken by the Consensus Committee as a result of the formal letter ballot;
- 6) Any Consensus Committee reason for Formal Action;
- 7) Number of Consensus Committee members eligible to vote;
- 8) Number voting Agree and any stated reasons for their vote;
- 9) Number and identification of Disagree voters and stated reasons for each Disagree vote;
- 10) Number and identification of those who have abstained, and reasons for each abstention; and
- 11) Number and identification of those who have not returned ballots.

**Release of Draft Standard.** Those Proposed Changes that were Approved or Approved as Modified by the Consensus Committee have been incorporated in the Draft Standard posted at [www.homeinnovation.com/z765](http://www.homeinnovation.com/z765). The changes shown in the Draft Standard are now open for public comment. Public comments are accepted through March 23, 2020 via a web-based form available at [www.homeinnovation.com/z765](http://www.homeinnovation.com/z765). Instructions for submitting public comments are included with the web-based form.

**Notification of Committee Action.** The release of this PPR is considered notification to a submitter of a Proposed Change or related ballot comment as to the committee action on the Proposed Change. Any objection contained in a Proposed Change is considered resolved unless a public comment is submitted in accordance with Section 4.4.5 of the Home Innovation Research Labs “Procedures for Consensus Development Standards” (Procedures – available at [www.homeinnovation.com/z765](http://www.homeinnovation.com/z765)), or an appeal is filed in accordance with Section 5 of the Procedures.

**Appeals.** Persons who have directly and materially affected interests and who have been or will be adversely affected by any procedural action or inaction by the Secretariat with regard to the development of a proposed standard or the revision, reaffirmation or withdrawal of an existing standard, have the right to appeal. Appeals shall be based on compliance with or interpretation of the Home Innovation Research Labs procedures. An appeal shall be submitted by registered mail to the Standards Coordinator no later than March 8, 2020. The appeal shall identify and address the original source of the objection. The appeal shall specify the cause of the appeal, the applicable section(s) of these procedures related to the appeal, and a proposed corrective action. The appeal shall be accompanied by a filing fee of \$500.00. This fee may be waived or reduced upon sufficient evidence of hardship. Appeals will be considered by the Appeals Panel at a hearing on the premises of the Home Innovation Research Labs and shall be scheduled within 90 calendar days of receipt of the appeal by the Standards Coordinator. Please see the Home Innovation Research Labs’ Procedures for further information.

The following were the members of the Consensus Committee on the Square Footage: Method for Calculating at the time of voting on the Proposed Changes shown in this Public Proposals Report.

**Chair:** Wayne Foley

**Vice Chair:** Kristopher Stenger

**Staff Liaisons:** Kevin Kauffman and Nay Shah

**2D Homes (P)**

Primary Rep: Victor Drozd

**Mississippi Coalition of Appraisers (U)**

Primary Rep: Jean McCarty

**BM Appraisals (U)**

Primary Rep: Byron Miller

**Myers Law, LLC (G)**

Primary Rep: Daniel Myers

**City of Winter Park, Florida (G)**

Primary Rep: Kristopher Stenger

**National Association of Home Builders (P)**

Primary Rep: Cesar Lujan

**Consumer Reports (G)**

Primary Rep: Jim Nanni

**Reynolds & Associates (U)**

Primary Rep: Bryan Reynolds

**Freitag Appraisals & Consulting (U)**

Primary Rep: Mark Freitag

**Tekboys (U)**

Primary Rep: Darwin Ernst

**J. Wright Building Company (P)**

Primary Rep: Jeremy Wright

**W.M. Foley Construction Corp. (P)**

Primary Rep: Wayne Foley

**Meritage Homes (P)**

Primary Rep: Brian Juedes

<b>Total</b>	<b>13</b>
General	3
Producer	5
User	5

**User** – This category is represented by the end users of the Z765 document. Examples include appraisers and realtors.

**Producer** – This category is represented by the people who are involved in the creation and/or construction of the product that the Z765 document will be used on. Examples include builders, architects, and designers.

**General Interest** – This category is represented by other interested entities and individuals who do not use the Z765 document are not involved in the creation and/or construction of the product. Examples include code officials and the general public.

### Ballot Results Summary

<b>Log No.</b>	<b>Section</b>	<b>CC Meeting Action</b>	<b>Ballot Results</b>
1	Section 2. Definitions	Disapprove	9-0-1
2	Section 2. Definitions	Approve as Modified	9-0-1
3	Section 2. Definitions	Disapprove	9-0-1
4	Section 2. Definitions	Disapprove	9-0-1
5	Section 2. Definitions	Disapprove	9-0-1
6	Section 3. Interior Room Measurements (New)	Disapprove	9-0-1
7	Section 3. Wall Thickness (New)	Disapprove	9-0-1
8	Section 3. Wall Thickness (New)	Disapprove	9-0-1
9	Section 3. Use of CAD programs (New)	Disapprove	9-0-1
10	Section 3. Ceiling Height	Disapprove	9-0-1
11	Section 3. Ceiling Height	Approve as Modified	7-2-1
12	Section 3. Ceiling Height	Disapprove	9-0-1
13	Section 3. Ceiling Height	Disapprove	9-0-1
14	Section 3. Living Area	Disapprove	9-0-1
15	Section 3. Living Area	Disapprove	9-0-1
16	Section 3. Living Area	Approve as Modified	9-0-1
17	Section 3. Living Area	Approve as Modified	9-0-1
18	Section 3. Living Area	Disapprove	9-0-1
19	Section 3. Living Area	Disapprove	9-0-1
20	Section 3. Living Area	Disapprove	9-0-1
21	Section 3. Living Area	Disapprove	9-0-1
22	Section 3. Above and Below Grade	Disapprove	9-0-1
23	Section 3. Above and Below Grade	Disapprove	9-0-1
24	Section 3. Above and Below Grade	Disapprove	9-0-1
25	Commentary - Flooring Requirements	Approve as Modified	9-0-1
26	Ceiling Heights	Disapprove	9-0-1
CC01	Statement of Finished Square Footage	Approve	9-0-1
CC02	Statement of Finished Square Footage	Approve	9-0-1

## Proposed Changes with Final Formal Actions

Log 01 - Section 2. Definitions		<i>Final Formal Action: Disapprove</i>										
<b>Submitter:</b>	Michael Long											
<b>Requested Action:</b>	Request for Clarification/Modification											
<b>Proposed Change:</b>	Within the definition of Unfinished, and the break-out of such space, a clarification of certain room conditions needs further details.											
<b>Reason:</b>	<p>Examples; A Utility Room that contains just enough space by bldg code (and function) of let's say 6'x5' and also contains the required floor surface of rough cement (also by code), may be deemed finished by certain enforcement agencies. In contrast, a Utility Room containing the standard Hot Water Tank and Furnace but the room size is 6'x 20', or similar to Figure 3 in the Standard with a rough cement floor could be stated that the function of the room far exceeds it purpose, and therefore is declared as 'unfinished'. The same situation with the flooring condition of a laundry room. As well, a computer controlled climate for a wine cellar is intentionally different than the general conditions of the remaining portion of the home. While full height walk-in fridges are not the normal, they are encountered for large family homes. It is interesting to note that these rooms and features are nonetheless; 'suitable for year round use' (for the purpose they serve). We do like our wine cellar and jam cellar cooler than the remainder of the house on a year round basis!</p>											
<b>Substantiating Documents:</b>												
<b>CC Action:</b>	Disapprove											
<b>Modification of Comment:</b>												
<b>CC Reason:</b>	CC believes that the definition in question is clear in the standard.											
<b>Ballot II Results on Committee Action:</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">Eligible to vote:</td> <td style="text-align: right;">13</td> </tr> <tr> <td>Agree with committee action:</td> <td style="text-align: right;">9</td> </tr> <tr> <td>Disagree with committee action:</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Abstain:</td> <td style="text-align: right;">1</td> </tr> <tr> <td>Non-voting:</td> <td style="text-align: right;">3</td> </tr> </table>		Eligible to vote:	13	Agree with committee action:	9	Disagree with committee action:	0	Abstain:	1	Non-voting:	3
Eligible to vote:	13											
Agree with committee action:	9											
Disagree with committee action:	0											
Abstain:	1											
Non-voting:	3											

Log 02 - Section 2. Definitions		<i>Final Formal Action: Approve as Modified</i>				
<b>Submitter:</b>	Jean M. McCarty					
<b>Requested Action:</b>	Request for Clarification/Modification					
<b>Proposed Change:</b>	ANSI defines living area as "suitable for year round use".					
<b>Reason:</b>	<p>Fannie Mae on the other hand addresses heat but not air conditioning. This leaves a judgment call for the appraisers. A room with a permanent heat source qualifies according to Fannie Mae but possibly not according to ANSI. (I really think the error is on Fannie Mae.but I think it needs addressing in some manner in ANSI, or expanding.)</p>					
<b>Substantiating Documents:</b>						
<b>CC Action:</b>	Approve as Modified					
<b>Modification of Comment:</b>	Finished area: an enclosed area in a house that is suitable for year round use <u>based upon its location</u> , embodying walls, ...					
<b>CC Reason:</b>	Clarity					
<b>Ballot II Results on Committee Action:</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">Eligible to vote:</td> <td style="text-align: right;">13</td> </tr> <tr> <td>Agree with committee action:</td> <td style="text-align: right;">9</td> </tr> </table>		Eligible to vote:	13	Agree with committee action:	9
Eligible to vote:	13					
Agree with committee action:	9					

	Disagree with committee action: 0 Abstain: 1 Non-voting: 3
<b>Ballot Comments</b>	
<b>Agree with committee action:</b>	<b>Jean McCarty:</b> Comment needs to be further clarified to define “location”. Location within the region of the U.S. or location within the house. We discussed both scenarios but determined that “location” referred to a region of the U.S.
<b>Disagree with committee action:</b>	
<b>Abstain:</b>	

<b>Log 03 - Section 2. Definitions</b>		<b>Final Formal Action: Disapprove</b>
<b>Submitter:</b>	Michael Long	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	Declaration of unauthorized or non-compliant space is always a delicate matter for Realtors when supplying measurement information for their MLS Data Input Form.	
<b>Reason:</b>	Areas such as an illegal suite seems pretty well ignored in the Standard and can be part of the total if it is a) finished b) above/at grade. If there is no floor plan accompanying this data, this would minimize a flag by the enforcement agencies. However, should the topic of a converted attached garage be discussed? If it is finished, and if it is above/at grade, is it included as square footage for that level of the home? Does it matter if the garage door is still visible from the exterior? What if it is cladded over from both the interior and exterior side? What if the overhead door still actually works and with click of a electronic garage door opener, the living room becomes fully exposed? It is not an unusual circumstance when compared to motorized windows that open and same for skylights.	
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Disapprove	
<b>Modification of Comment:</b>		
<b>CC Reason:</b>	Determining legality is outside the scope of the standard.	
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 9 Disagree with committee action: 0 Abstain: 1 Non-voting: 3	

<b>Log 04 - Section 2. Definitions</b>		<b>Final Formal Action: Disapprove</b>
<b>Submitter:</b>	Michael Long	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	Some Real Estate Boards and other Professionals deem it is important to declare a 'room count'. While the ANSI Standard in discussion, has nothing to do with the labelling of rooms, there is no clear and authoritative definition of a 'room'.	
<b>Reason:</b>	Must a room contain 4 walls? Can it have two, three or three and a half? Can a room have a sense of enclosure with just a railing or a pony wall divider (half wall)? When a Living Area and Dining Area join together without any structural separation, is that one room, or can it be considered two rooms?	

<b>Substantiating Documents:</b>											
<b>CC Action:</b>	Disapprove										
<b>Modification of Comment:</b>											
<b>CC Reason:</b>	This comment is outside the scope of this standard.										
<b>Ballot II Results on Committee Action:</b>	<table> <tr> <td>Eligible to vote:</td> <td>13</td> </tr> <tr> <td>Agree with committee action:</td> <td>9</td> </tr> <tr> <td>Disagree with committee action:</td> <td>0</td> </tr> <tr> <td>Abstain:</td> <td>1</td> </tr> <tr> <td>Non-voting:</td> <td>3</td> </tr> </table>	Eligible to vote:	13	Agree with committee action:	9	Disagree with committee action:	0	Abstain:	1	Non-voting:	3
Eligible to vote:	13										
Agree with committee action:	9										
Disagree with committee action:	0										
Abstain:	1										
Non-voting:	3										

<b>Log 05 - Section 2. Definitions</b>		<b>Final Formal Action: Disapprove</b>
<b>Submitter:</b>	Michael Long	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	<p>Definitions:</p> <p>'exterior face'; while cladding wouldn't usually be a factor, brick siding may be deemed structural and if so, how is that treated from ground level floor if it only covers the first six vertical feet of the exterior surface. It might be furring or it might be integrated into the wall structure; if it is decorative, should this excessive exterior cladding of an additional 4 inches matter when calculating the square footage of a?</p> <p>'finished area'; applying a checklist of 4 features for the committee to review 1. wall condition, 2. ceiling condition, 3. floor condition, 4. environmental climate. Would all the industry experts with diversified backgrounds such as Appraisers, Renovating Contractors, Builders, Realtors, Government Assessment Agencies, Property Inspectors, Building Code Inspectors, Municipal Building Permit Departments agree to a stated written definition of 'finished area' based on these four conditions? Is it too subjective if the finished area is deemed acceptable if it serves perfectly the purpose, function and suitability for its intended use?</p> <p>'bay window'/'box window'; I named a feature that really doesn't matter if the wall contains a window or not. There needs to be a better term for this feature. Figure 1 and 2 in the Standard have also mis-named this feature 'Window' when in fact it doesn't matter if it is a solid wall or window-wall.</p> <p>'calculation' and 'area calculation' {or square footage calculation}; while the Standard has been carefully and meticulously worded, the term 'calculation' serves two different functions within the explanations, but sometimes appear interchangeable. For example Sec 3 title is Calculation of Square Footage, then goes on to list a series of items that need to be addressed. It may be more practical to change the title to Methodology (or Overview) to Determine Square Footage. There could also be another Section that refers to the Computation of Square Footage with examples taken from the Figures to show the recommended summary declaration of all the categories of the square footage. For some users of the Standard, the declaration of square footage will be shown on a Report and others may want the declaration inserted alongside the floor plan. How this information is inserted into a MLS Input Form is also a concern.</p> <p>'room size'; while unrelated to square footage and the context of the Standard, should the NAHBRC be the authoritative agency to lead the real estate industry with sound practices with all residential building matters? Issues with declared room sizes vary from using the extreme width and length of a room,</p>	

	including closets in the bedroom size, including an adjoining hallway with the room size, etc. Users of this data include Realtors, Municipal Licensing offices for Nanny Suites and other permits, Interior Decorators and Space Planners. If this is considered by NAHBRC then it could be plausible to come up with a clear definition of a room at the same time.										
<b>Reason:</b>	Other concerns we have encountered often come down to definitions										
<b>Substantiating Documents:</b>											
<b>CC Action:</b>	Disapprove										
<b>Modification of Comment:</b>											
<b>CC Reason:</b>	<p>Definitions in questions are either sufficiently defined in the standard or modifications would be outside the scope of this standard.</p> <ul style="list-style-type: none"> <li>- Exterior face – clearly defined in standard.</li> <li>- Finished area – clearly defined in standard.</li> <li>- Bay and bow windows – clearly defined in standard.</li> <li>- How areas are calculated – clearly defined in standard.</li> <li>- Interior room size – outside scope of standard.</li> <li>- Compliance with NAHBRC or any other authority is not within in scope.</li> </ul>										
<b>Ballot II Results on Committee Action:</b>	<table> <tr> <td>Eligible to vote:</td> <td>13</td> </tr> <tr> <td>Agree with committee action:</td> <td>9</td> </tr> <tr> <td>Disagree with committee action:</td> <td>0</td> </tr> <tr> <td>Abstain:</td> <td>1</td> </tr> <tr> <td>Non-voting:</td> <td>3</td> </tr> </table>	Eligible to vote:	13	Agree with committee action:	9	Disagree with committee action:	0	Abstain:	1	Non-voting:	3
Eligible to vote:	13										
Agree with committee action:	9										
Disagree with committee action:	0										
Abstain:	1										
Non-voting:	3										

<b>Log 06 - Section 3. Calculation of Square Footage - Interior Room Measurements (New)</b>		<b>Final Formal Action: Disapprove</b>
<b>Submitter:</b>	William Bert Craytor	
<b>Requested Action:</b>	Add new as follows	
<b>Proposed Change:</b>	<p>Optionally, interior rooms shall be measured to within +/-1 inch. However, since some walls are thicker than normal to support plumbing and air ducts, because some old homes have hidden areas that are walled off, because it is difficult to determine the location and depth of some of these areas, adjustments may have to be made on wall thickness as it is displayed on CAD drawings, in order for the interior dimensions plus wall thickness to add up to the exterior dimensions. These adjustments may be additions or deductions to room dimensions. At the very least, after all adjustments have been made, after interior and exterior measurements have been reconciled, interior room dimensions should be +/- 3 inches accuracy.</p>	
<b>Reason:</b>	When appraisers compare sales comparables, adjustments need to be made based on a number of factors including design. Room location, dimensions and area are design issues necessary for making good valuation decisions.	
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Disapprove	
<b>Modification of Comment:</b>		



<b>CC Reason:</b>	If there are difficulties in direct measurements, the standard allows for “declarations” to explain the difficulties and any potential inaccuracies in the square footage measurement.
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 9 Disagree with committee action: 0 Abstain: 1 Non-voting: 3

<b>Log 07 – Section 3. Calculation of Square Footage - Wall Thickness (New)</b>		<b>Final Formal Action: Disapprove</b>
<b>Submitter:</b>	William Bert Craytor	
<b>Requested Action:</b>	Add new as follows	
<b>Proposed Change:</b>	A default exterior and interior wall thickness should be specified +/- 1/4 inch accuracy. For example, exterior wall thickness measured at an entrance door jam might be 6.5 inches and interior wall thickness 4.25 inches.	
<b>Reason:</b>	This accuracy is needed to ensure that interior measurements reconcile to exterior measurements on CAD drawings.	
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Disapprove	
<b>Modification of Comment:</b>		
<b>CC Reason:</b>	The degree of accuracy is clearly defined in the standard and the CC doesn't feel that any modifications are necessary.	
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 9 Disagree with committee action: 0 Abstain: 1 Non-voting: 3	

<b>Log 08 – Section 3. Calculation of Square Footage - Wall Thickness (New)</b>		<b>Final Formal Action: Disapprove</b>
<b>Submitter:</b>	William Bert Craytor	
<b>Requested Action:</b>	Add new as follows	
<b>Proposed Change:</b>	Optionally, default exterior and interior wall thickness should be specified +/- 1/4 inch accuracy. For example, exterior wall thickness measured at an entrance door jam might be 6.5 inches and interior wall thickness 4.25 inches. If possible, exceptions should be noted, such as where plumbing, air ducts, or hidden areas are known to exist.	
<b>Reason:</b>	Wall thickness measurements are needed so that interior measurements reconcile to exterior measurements in CAD drawings.	
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Disapprove	
<b>Modification of Comment:</b>		
<b>CC Reason:</b>	The degree of accuracy is clearly defined in the standard and the CC doesn't feel that any modifications are necessary.	

<b>Ballot II Results on Committee Action:</b>	Eligible to vote:	13
	Agree with committee action:	9
	Disagree with committee action:	0
	Abstain:	1
	Non-voting:	3

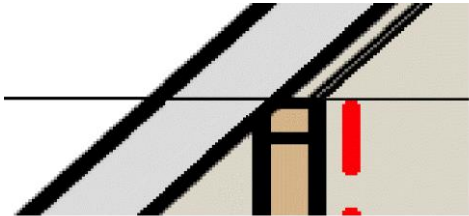
<b>Log 09 – Section 3. Calculation of Square Footage - Use of CAD programs (New)</b>		<i>Final Formal Action: Disapprove</i>
<b>Submitter:</b>	William Bert Craytor	
<b>Requested Action:</b>	Add new as follows	
<b>Proposed Change:</b>	Optionally, standard CAD programs that provide for area calculations should be used to develop floor-plans that fully document area measurements. A list of approved CAD programs could be provided for guidance; with no requirement that they be required. AutoCad, Chief Architect, Home Designer Pro (also Chief Architect) are examples.	
<b>Reason:</b>	Interior measurements provide an added check on exterior measurements, as CAD programs will quickly indicate discrepancies. CAD programs also provide the best way to calculate living area from room measurements.	
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Disapprove	
<b>Modification of Comment:</b>		
<b>CC Reason:</b>	Outside the scope of the standard to advocate or disapprove any commercial design entity.	
<b>Ballot II Results on Committee Action:</b>	Eligible to vote:	13
	Agree with committee action:	9
	Disagree with committee action:	0
	Abstain:	1
	Non-voting:	3

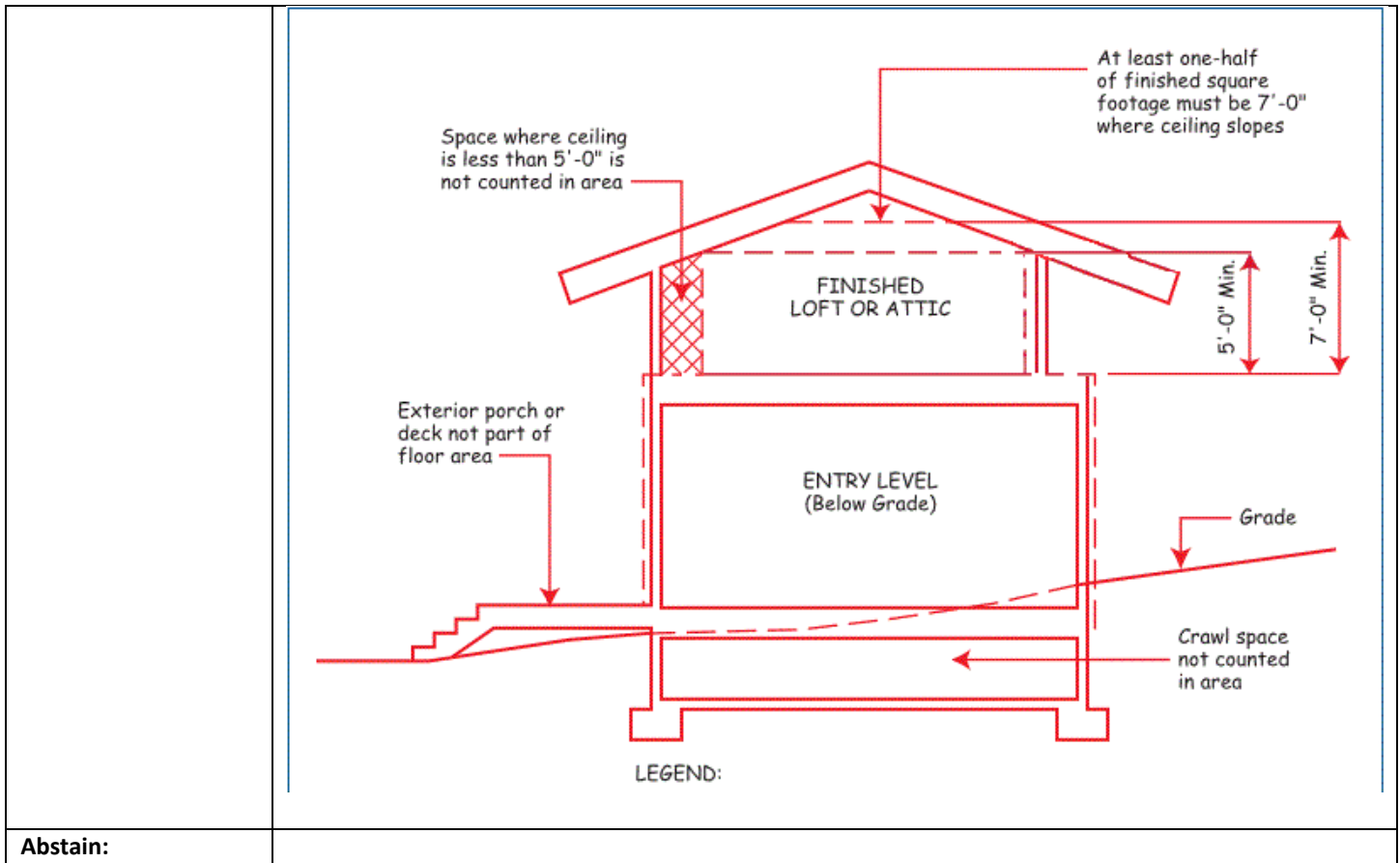
<b>Log 10 - Section 3. Calculation of Square Footage - Ceiling Height</b>		<i>Final Formal Action: Disapprove</i>
<b>Submitter:</b>	Craig Roberts	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	<p>The main problem is homeowners finishing rooms above the garages incorrectly or trying to finish areas that were never really intended to be used as finished living area.</p> <p>The standard seems to indicate that the 7ft 50% ceiling height requirement is based on the finished floor area of the room and would include area below 5ft.</p> <p>The diagram appears to indicate that the 7ft 50% ceiling height requirement would be based on a hypothetical 5 ft knee wall. Area below 5 ft not included.</p> <p>Closets- Would the closet be calculated as part of the room. Lets say the actual room meets all the ceiling height requirements to be included in the living area but for whatever reason the ceiling height of the closet would disqualify the room from being include in the living area.</p>	
<b>Reason:</b>	I've seen appraisers and realtors do it both ways. I guess you could do it based on a hypothetical 5 ft knee wall as long as its disclosed but I don think that's the correct way according to ANSI.	
<b>Substantiating Documents:</b>	No	

<b>CC Action:</b>	Disapprove
<b>Modification of Comment:</b>	
<b>CC Reason:</b>	Ceiling height is clearly defined in the standard and applies to all areas. Closet space doesn't have any effect on the living area of the associated room.
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 9 Disagree with committee action: 0 Abstain: 1 Non-voting: 3

<b>Log 11 - Section 3. Calculation of Square Footage – Ceiling Height</b>		<b>Final Formal Action: Approve as Modified</b>
<b>Submitter:</b>	Jean M. McCarty	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	5' walls on sloping ceilings	
<b>Reason:</b>	<p>95% of appraisers measure to 5' mark and then add for the studs. ANSI does not specifically address adding for the studs and this needs clarifying. The American Measurement Standard specifically says you do not add for the studs. Following ANSI principles minutely says they should not add for the studs but it is not specifically stated. The illustrations indicate stopping at the 5' mark and not allowing for the studs. The problem with applying ANSI as a valuation tool or even a construction tool is that it penalizes the house when stopping at the 5' level on the ceiling. It penalizes the house on the Cost approach because the cost of construction is still there and on the sales approach because use of space under a 5' wall is still functional. Consumers do not view the space with a ceiling height of less than 5' so dysfunctional as not to add to value. Our problem of creating a line item separate on the sales grid to account for heated/cooled space in this circumstance is more confusing to the consumers and users of appraisals.</p>	
<b>Substantiating Documents:</b>		

<b>CC Action:</b>	Approve as Modified
<b>Modification of Comment:</b>	<p>Replace Figure 5 with the following figure provided by Jeremy Wright.</p> <p><i>Staff Note: See <a href="#">Appendix A</a> for an additional copy of the submitted figure.</i></p>

<b>CC Reason:</b>	Implementation of the comment.
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 7 Disagree with committee action: 2 Abstain: 1 Non-voting: 3
<b>Ballot Comments</b>	
<b>Agree with committee action:</b>	
<b>Disagree with committee action:</b>	<p><b>Bryan Reynolds:</b> Section 3. Ceiling Height - This proposed change will create more confusion than clarity in the valuation profession and for other users. As a national instructor, I witness many students are already confused with this section and this attempt for clarity will fail. I strongly recommend this change not be made to this section.</p> <p><b>Darwin Ernst:</b></p>  <p>The drawing I provided in my ballot response is more clear than the one that was provided in the ballot, but I would offer an updated version of this edited figure/image (see attached) to members based on my opinion that the upper floor measurement of all sloped ceiling heights should be restricted to the point of the sloped ceiling at the 5' mark above the floor, regardless of whether there is an exterior wall, pony wall, or any other type of wall beyond the point where the upper floor's ceiling height is 5' above the floor, so there is consistency in the upper floor measurement by all users of the standards. The proposed modification (see below) in item 11 to include the width of an exterior wall on upper floors beyond where the ceiling height reaches a point on the slope of an upper floor ceiling at a point 5' above the floor will be confusing to many potential users, so I am hopeful that we can discuss this motion further.</p>



Abstain:

Log 12 - Section 3. Calculation of Square Footage – Ceiling Height		Final Formal Action: Disapprove
Submitter:	Jean M. McCarty	
Requested Action:	Request for Clarification/Modification	
Proposed Change:	How do we account for the room count in our appraisal forms when the only bath or only bedroom or the kitchen does not have a ceiling height of 7'. Do we not count those rooms in the room count that ties to the gla stated? Or do we separate the gla but go ahead and put the full room count in the grid as if the whole house is traditional and counted in the gla? Or do we make an exception for the house that has major rooms with ceiling heights under 7'?	
Reason:	<p>Appraisers are having a horrible time with older properties that do not have a least a 7' ceiling height, the oddball houses, A-frames, dome houses, tiny houses, etc. Either they need to be excluded from ANSI or clarification made.</p> <p>We had an instructor tell us to state what is above ground, what is below ground, what is under the 7' ceiling height, but use the total square footage of all of those 3 scenarios and the full room counts in our grids. This is a good alternative but without that being stated in ANSI, that method is left up to individual interpretation and application. We adopted ANSI so appraisers would get on the same page and our liability and threat of lawsuits over SF would be diminished. Applying ANSI to the letter of the regulation makes appraising extremely hard and it is penalizing houses on their sales prices by separating out square footage as if the market would recognize the difference when it doesn't.</p>	
Substantiating Documents:		
CC Action:	Disapprove	

<b>Modification of Comment:</b>	
<b>CC Reason:</b>	Request of the commenter.
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 9 Disagree with committee action: 0 Abstain: 1 Non-voting: 3

<b>Log 13 - Section 3. Calculation of Square Footage – Ceiling Height</b>		<b>Final Formal Action: Disapprove</b>
<b>Submitter:</b>	Michael Long	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	When applying the concept of limited ceiling heights with the 5 foot/7 foot/50% rule, clarify this is applied to the entire floor, or on a room-by-room basis.	
<b>Reason:</b>	The 5 foot rule is fairly clear; nothing below that height is included. However, the 7 foot/50% rule describes the procedure for a room in Figure 5. Since there are non-room heights to consider such as bathrooms, closets and hallways, the outcome will differ depending on whether the rule is applied to individual rooms, or the entire floor.	
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Disapprove	
<b>Modification of Comment:</b>		
<b>CC Reason:</b>	Standard clearly states that the ceiling height requirement is on a room basis.	
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 9 Disagree with committee action: 0 Abstain: 1 Non-voting: 3	

<b>Log 14 - Section 3. Calculation of Square Footage – Living Area</b>		<b>Final Formal Action: Disapprove</b>
<b>Submitter:</b>	Craig Roberts	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	Heated area- half bathrooms, laundry rooms, bathrooms, and large closets. These areas really aren't listed as rooms on appraisals.	
<b>Reason:</b>	Bathrooms are listed separately. I've seen large closets that should probably be heated but did not have an HVAC return duct that were counted in the living area. I've seen half bathrooms that have HVAC return vents and some that do not, the same thing goes for full bathrooms.	
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Disapprove	
<b>Modification of Comment:</b>		
<b>CC Reason:</b>	Standard does not include the term heated area or a definition of room. The standard intentionally uses the term "suitable for year round use" rather than referring to HVAC requirements.	

<b>Ballot II Results on Committee Action:</b>	Eligible to vote:	13
	Agree with committee action:	9
	Disagree with committee action:	0
	Abstain:	1
	Non-voting:	3

<b>Log 15 - Section 3. Calculation of Square Footage – Living Area</b>		<b>Final Formal Action: Disapprove</b>
<b>Submitter:</b>	Craig Roberts	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	Area under the stairs- I included the area under stairs with the first floor living area even though the area is likely comprised of unfurnished area, but if the area has access and is finished, like a coat closet, then I would include it in the first floor living area.	
<b>Reason:</b>		
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Disapprove	
<b>Modification of Comment:</b>		
<b>CC Reason:</b>	Not an actionable item.	
<b>Ballot II Results on Committee Action:</b>	Eligible to vote:	13
	Agree with committee action:	9
	Disagree with committee action:	0
	Abstain:	1
	Non-voting:	3

<b>Log 16 - Section 3. Calculation of Square Footage – Living Area</b>		<b>Final Formal Action: Approve as Modified</b>
<b>Submitter:</b>	Jean M. McCarty	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	Stairs to no where.	
<b>Reason:</b>	We have many new constructed houses that have bonus rooms in the plans but not actually finished out at the time of sale. Only the stairs are finished out to the door of the bonus room. Do you count the stairs as the only finished area on the 2nd level or not? We had a two hour discussion on this the other day with 50-50 either way. Some said ignore the stairs on the 2nd level because they do not descend from finished area. Others said “On the other hand, ANSI says to count the stairs to unfinished basements on the level from which they descend”. Why count stairs going down to the unfinished basement when you can’t count stairs going up to unfinished space. This needs clarifying.	
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Approve as Modified	
<b>Modification of Comment:</b>	Further, stairs that descend to an....finish of the area around the stairs. <u>Finished stairs suitable for year round use ascending to an unfinished upper area are included in the square footage calculation.</u> In addition, areas.....	
<b>CC Reason:</b>	Implementation of the comment.	
<b>Ballot II Results on Committee Action:</b>	Eligible to vote:	13
	Agree with committee action:	9
	Disagree with committee action:	0

Abstain:	1
Non-voting:	3

Log 17 - Section 3. Calculation of Square Footage – Living Area		Final Formal Action: Approve as Modified
<b>Submitter:</b>	Lily Chien	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	I would like to know if a built-in elevator in a single-family house should be included in the finished area square footage, or if you have any addendum that covers the topic?	
<b>Reason:</b>	I read through ANSI Z765-2013, and the elevator & shaft kind of fall under "Openings to Floor Below" as it does not have a floor on each level, but it also seems to fit the situation when "the hearth is on the first level and the chimney extends to the second level without a hearth on the second level, no deduction is made from the finished sqft of the second level."	
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Approve as Modified	
<b>Modification of Comment:</b>	However, if the hearth of chimney is located....included in the finished square footage. <u>An elevator shaft, laundry chute, and/or a dumbwaiter should be included in the square footage calculation.</u>	
<b>CC Reason:</b>	Implementation of the comment.	
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 9 Disagree with committee action: 0 Abstain: 1 Non-voting: 3	

Log 18 - Section 3. Calculation of Square Footage – Living Area		Final Formal Action: Disapprove
<b>Submitter:</b>	Michael Long	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	1. Treatment of Laundry Chute, based on 2'x2'x3 levels is 12 sq.ft. 2. Treatment of Dumb Waiters, based on the same above is 12 sq.ft. 3. Treatment of Elevators, based on 6'x6'x3 levels is 108 sq.ft.	
<b>Reason:</b>	In practice, these spaces above, are included in the floor area calculation, in much the same way any vertical duct is included, however, we recommend that this be clearly addressed, and verified it is in fact included in the Standard.	
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Disapprove	
<b>Modification of Comment:</b>		
<b>CC Reason:</b>	In favor of action on Log 17.	
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 9 Disagree with committee action: 0 Abstain: 1 Non-voting: 3	



Log 19 - Section 3. Calculation of Square Footage – Living Area		Final Formal Action: Disapprove
<b>Submitter:</b>	Michael Long	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	Specific cut-off point for an Open-to-Below space; should it be inside of railing, outside of railing, or lip of the floor.	
<b>Reason:</b>	Based on a difference of the two extremes is four inches x 25 linear feet or, about 8 sq.ft. In some cases, we have encountered the difference from the exterior side of a railing to the extended lip of the floor is 8 inches. In other cases, the exterior side of the railing is beyond the lip of the floor due to the method of mounting the railing to a fixed solid structure.	
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Disapprove	
<b>Modification of Comment:</b>		
<b>CC Reason:</b>	The standard addresses these calculations in Figure 6.	
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 9 Disagree with committee action: 0 Abstain: 1 Non-voting: 3	

Log 20 - Section 3. Calculation of Square Footage – Living Area		Final Formal Action: Disapprove
<b>Submitter:</b>	Michael Long	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	It is clear that a 'sitting' style Bay Window or Box Window is not included in the area calculation and a 'walk-up' Bay Window or Box Window is included, if the space provides clearance from "floor to ceiling". Clarification is needed in the case of a Bay Window/Box Window protrusion located across from the kitchen sink and counter.	
<b>Reason:</b>	Even if the exterior view of the design and appearance show this is a true walk-up into the bay, the interior view shows structural obstacles such as the counter/sink and built-in cabinets which make it impossible to either be a walk-up, or contain "floor to ceiling" clearance. Photographs and/or diagrams of the assorted types of bay windows would be helpful.	
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Disapprove	
<b>Modification of Comment:</b>		
<b>CC Reason:</b>	The inclusion or exclusion of different types of windows are clearly defined in the standard in Figures 1 and 2.	
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 9 Disagree with committee action: 0 Abstain: 1 Non-voting: 3	

Log 21 - Section 3. Calculation of Square Footage – Living Area		Final Formal Action: Disapprove										
<b>Submitter:</b>	John Hatfield											
<b>Requested Action:</b>	Request for Clarification/Modification											
<b>Proposed Change:</b>	The living area description in the ANSI Standard Z765 needs to be updated on energy efficient homes.											
<b>Reason:</b>	<p>Since the wall thickness exceeds standard 2X6 framing in energy efficient and PassivHaus design area is added to buildings that is not habitable space. This throws area calculations off and is reported as a larger floor area than present. Example is an ICF house with 18-1/2 inch thick walls with a 42 by 50 interior foot print the exterior measurement is 350 feet larger than actual habitable space. PassiveHaus walls are commonly at 12 inch cavity exterior of the structural wall that is only insulation materials. Real estate professionals list these properties with exterior square footage measurements are liable for over stating the habitable space.</p>											
<b>Substantiating Documents:</b>	No											
<b>CC Action:</b>	Disapprove											
<b>Modification of Comment:</b>												
<b>CC Reason:</b>	The standard specifically does not address wall thickness and instructs users to measure from the exterior face of exterior walls.											
<b>Ballot II Results on Committee Action:</b>	<table> <tr> <td>Eligible to vote:</td> <td>13</td> </tr> <tr> <td>Agree with committee action:</td> <td>9</td> </tr> <tr> <td>Disagree with committee action:</td> <td>0</td> </tr> <tr> <td>Abstain:</td> <td>1</td> </tr> <tr> <td>Non-voting:</td> <td>3</td> </tr> </table>		Eligible to vote:	13	Agree with committee action:	9	Disagree with committee action:	0	Abstain:	1	Non-voting:	3
Eligible to vote:	13											
Agree with committee action:	9											
Disagree with committee action:	0											
Abstain:	1											
Non-voting:	3											

Log 22 - Section 3. Calculation of Square Footage – Above and Below Grade		Final Formal Action: Disapprove
<b>Submitter:</b>	Jean M. McCarty	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	Below grade space	
<b>Reason:</b>	<p>I had to separate out a whole room from the above grade gla the other day because about 1 foot of it was below grade. The house was tri-level following the grade of the lot that sloped from right to left of the lot. Yet one corner of that space was below grade. That penalized the house by excluding that room from the gla. (It is atypical in the south to have basements. Most houses are 1-3 levels built on sloping lots. The above grade and below grade rule penalizes houses in the appraisal process because so few houses are built that way and appraisers cannot find comparables. Fractious lenders today insist that we find comparables to compare that below grade to and we don't have it. None of this below grade space is recognized as a basement here – just multi-level houses built to grade, with some of it below. Fannie Mae allows us to follow local custom; FHA does not in deciding whether GLA is below grade. ANSI makes us separate it out even if that one foot is all that is below the grade. It's very confusing to the consumer and lenders. A survey of our appraisers here indicate only about 67% of them separate the GLA. That leaves a significant number of appraisers differing considerably on the GLA in these situations. I think "basement" needs to be more strictly defined, as being under the floor of the living space or significantly under grade.</p>	
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Disapprove	
<b>Modification of Comment:</b>		

<b>CC Reason:</b>	Request of commenter.
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 9 Disagree with committee action: 0 Abstain: 1 Non-voting: 3

<b>Log 23 - Section 3. Calculation of Square Footage – Above and Below Grade</b>		<b>Final Formal Action: Disapprove</b>
<b>Submitter:</b>	Christine Lynn	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	The standards as stated in the publication are not specific enough to address some important issues, specifically related to homes built on a steep incline with large portions of above grade building transitioning to portions below grade.	
<b>Reason:</b>	<p>I do not feel that the current standards properly protect the real estate agents as we strive to accurately and professional measure and list properties on behalf of our clients. I feel that the vagueness in the current standards leaves us open to fines and suspension of our licenses, as well as opens our clients up to legal action if a buyer feels square footage was inaccurately reported.</p> <p>As professionals, we all desire to have standards set before us and to rise to those standards with the utmost in integrity and professionalism. Not having a clear guideline for the measuring of mixed level above and below grade square footage leaves all parties in a precarious position.</p> <p>I am eager to be a part of a solution to revise the current standards to more specifically reflect and reveal the true conditions of homes in this and other circumstances, so buyers accurately know what they are purchasing and so that sellers know how to accurately reveal the true features and value of their homes.</p>	
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Disapprove	
<b>Modification of Comment:</b>		
<b>CC Reason:</b>	Standard clearly defines above and below grade. The CC acknowledges the fact that there are specific cases where these definitions may adversely affect the above grade square footage of certain houses.	
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 9 Disagree with committee action: 0 Abstain: 1 Non-voting: 3	

<b>Log 24 - Section 3. Calculation of Square Footage – Above and Below Grade</b>		<b>Final Formal Action: Disapprove</b>
<b>Submitter:</b>	Susan McVeigh	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	Above Grade vs Below Grade Finished Areas.	
<b>Reason:</b>	As you probably know, when applying for a home loan or refinance of a home loan, a home appraisal is required for inclusion in the loan application. I am sure that you are also aware that the value of the home depends on, among other things, square footage of the home. In Calculating the value of a home, the square footage is broken down into two halves, above grade and below grade. Above grade square	

	<p>footage is worth more in the calculation than below grade square footage is (I would love to know who came up with this theory). This is where I start to have issues with the process. First, I understand in building the need to differentiate between above and below grades, but when it comes to what is considered above grade and what is considered below grade, well I don't think the line is so black, and white.</p> <p>My house is located on a mountain, with sweeping views of 3 counties, we can see for miles, almost all the way to Washington DC. The house has a ground entrance front door and a two car garage on the same ground level. The family room and bedroom on the first level all command the same gorgeous views from their tremendous windows, as does the living room and one of the bedrooms on the second floor. The first floor, by no means, looks like a basement. There is one master staircase that leads from the front foyer to the upper level. Because it has the mountain butting up to the back side of the house, the entire floor is considered below grade. But the house is not all below grade, in fact the other 3 sides are above grade. To me, it's like calling a glass half empty instead of half full. Why should the entire ground floor be considered below grade when it is not? Isn't there any compensation when a house does not follow what should be considered the norm of below grade classification?</p> <p>I realize that this is not within the scope of ANSI, but there is such a large difference in market value of square footage between the two grades when it comes to real estate and the banks that finance their loans. Why wouldn't a finished area on one floor be worth the same as the finished area on another floor? As far as value goes, it makes no sense. I could maybe see the standard value of a lower floor of a house be worth less, maybe, if it didn't have any windows, but then I have seen some pretty awesome homes with actual basements that have a tiny window well, that utilizes the lower level as amazing in home theaters. Why should the value of this type of living space be worth less than any other? Makes no sense, but this is another issue altogether.</p> <p>What faction came up with the values for above and below grade living space?</p>										
<b>Substantiating Documents:</b>											
<b>CC Action:</b>	Disapprove										
<b>Modification of Comment:</b>											
<b>CC Reason:</b>	Valuation protocol is not an ANSI protocol. Refer to Log 23.										
<b>Ballot II Results on Committee Action:</b>	<table> <tr> <td>Eligible to vote:</td> <td>13</td> </tr> <tr> <td>Agree with committee action:</td> <td>9</td> </tr> <tr> <td>Disagree with committee action:</td> <td>0</td> </tr> <tr> <td>Abstain:</td> <td>1</td> </tr> <tr> <td>Non-voting:</td> <td>3</td> </tr> </table>	Eligible to vote:	13	Agree with committee action:	9	Disagree with committee action:	0	Abstain:	1	Non-voting:	3
Eligible to vote:	13										
Agree with committee action:	9										
Disagree with committee action:	0										
Abstain:	1										
Non-voting:	3										

<b>Log 25 - Commentary – Flooring Requirements</b>		<b>Final Formal Action: Approve as Modified</b>
<b>Submitter:</b>	Jean M. McCarty	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	Can rooms with either bare or painted concrete floors be included in the calculated square footage accorded to ANSI Z765-2013?	
<b>Reason:</b>	The only reference in the Standard to bare and painted concrete floors is found in the ANNEX, page 4 of 11, in the 8th paragraph. The Committee (our coalition committee that addresses ANSI questions) spent several hours on this one issue as there were mixed opinions among the members of the committee as whether or not bare or painted concrete floors are disqualified as finished components of a house according to ANSI Z765-2013. The debate centered around the first paragraph of the Annex	

	<p>that clearly said the Annex is not considered part of the Standard and that it not intended to be enforced.</p> <p>We appraisers have encountered painted concrete floors as a decorative finish designed to enhance the aesthetic appeal of the décor more than once. We have encountered laundry rooms of older homes, especially in rural areas, that are heated and cooled but have no floor coverings, dens with bare or painted concrete, recreational homes with several rooms with bare or painted concrete. We constantly encounter houses selling “as is” where the carpet and floor covering has been removed. Of course we know there used to be floor covering there and there will be again, but our job is to appraise it “as-is” at that date and measure according to ANSI at the same time. We can’t simply disregard measuring according to ANSI, because we passed a state law saying that appraisers had to measure houses either by the ANSI standard or the American Measurement Standard. We thought we were doing a good thing getting appraisers on the same page but trying to apply ANSI to everyday appraisals that are supposed to mirror market behavior and perceptions has proven challenging.</p> <p>The job of our committee is to try to “marry” ANSI Rules to everyday valuation protocol. Once we determine whether or not the ANSI Standard Z765-2013 legitimately and enforceably disqualifies bare or painted concrete floors as calculated finished area, we will know how to advise our appraisers.</p> <p>I measured a house today that had 3000 sf of recreation area in the form of an indoor pool, sauna area and porch. It had heaters and has been counted in the past in the gla. It, however had bare concrete floor in several areas and it would have been impossible to separate out the spaces with bare concrete floor.</p>										
<b>Substantiating Documents:</b>	No										
<b>CC Action:</b>	Approve as Modified										
<b>Modification of Comment:</b>	<p>Floor finishes include but are not limited to carpeting.....but do not include bare <del>or painted</del> concrete.</p> <p>Decorative finishes are long-lasting or permanent components of the slab produced by such methods as chemical staining, integral coloration of the concrete, scoring, <del>or</del> stamping, <u>or other methods</u> that modify the texture or appearances of the slab.</p>										
<b>CC Reason:</b>											
<b>Ballot II Results on Committee Action:</b>	<table> <tr> <td>Eligible to vote:</td> <td>13</td> </tr> <tr> <td>Agree with committee action:</td> <td>9</td> </tr> <tr> <td>Disagree with committee action:</td> <td>0</td> </tr> <tr> <td>Abstain:</td> <td>1</td> </tr> <tr> <td>Non-voting:</td> <td>3</td> </tr> </table>	Eligible to vote:	13	Agree with committee action:	9	Disagree with committee action:	0	Abstain:	1	Non-voting:	3
Eligible to vote:	13										
Agree with committee action:	9										
Disagree with committee action:	0										
Abstain:	1										
Non-voting:	3										

<b>Log 26 - Commentary – Ceiling Height</b>		<b>Final Formal Action: Disapprove</b>
<b>Submitter:</b>	Michael Long	
<b>Requested Action:</b>	Request for Clarification/Modification	
<b>Proposed Change:</b>	The diagram in Figure 5 shows a horizontal marker referring to the 5 foot threshold.	
<b>Reason:</b>	Some believe that the limit is closer to 4 foot 7 inch if a wall is placed along this exact threshold of the 5 foot height. While this is not the case, the diagram incorrectly shows the hatch is set back to a lower height from the horizontal marker showing 5 feet.	
<b>Substantiating Documents:</b>		
<b>CC Action:</b>	Disapprove	

<b>Modification of Comment:</b>	
<b>CC Reason:</b>	In favor of action of Log 11.
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 9 Disagree with committee action: 0 Abstain: 1 Non-voting: 3

**Ballot Comments**

<b>Agree with committee action:</b>	<p><b>Darwin Ernst:</b></p> <p><b>Ballot Item No. &amp; Log No.</b></p> <table border="1"> <tr> <td style="text-align: center;">11820</td> <td> </td> </tr> </table> <p>I believe this image is ambiguous to users... I also believe the current majority of the committee members disagree with me and think it will be appropriate for users to include the width of an exterior wall when measuring an upper floor area; however, the current image is still ambiguous in my opinion. As shown in the close-up image included below, the current revised version of Figure 5 is open to interpretation...</p> <p>If the committee decides to include the dimensions of an exterior wall in the determination of upper floor square footage, instead of consistently applying the standard of measuring all such areas based on the interior ceiling height of 5' from the floor, whether there is an exterior wall or not, we need to make sure the drawing identifies the exact spot where the ceiling height is 5' on the interior and where the exterior wall height is less than the 5' interior ceiling height.</p> <p>I would argue that for consistency in measuring this upper floor area, we should place the dotted red line on the right side of the wall and measure to the interior ceiling height of 5' no matter whether it is adjacent to an exterior wall or not, which is also in-line with the definition below.</p> <p><b>Ceiling Height Requirements</b></p> <p>To be included in finished square footage calculations, finished areas must have a ceiling height of at least 7 feet (2.13 meters) except under beams, ducts, and other obstructions where the height may be 6 feet 4 inches (1.93 meters); under stairs where there is no specified height requirement; or where the ceiling is sloped. If a room's ceiling is sloped, at least one-half of the finished square footage in that room must have a vertical ceiling height of at least 7 feet (2.13 meters); no portion of the finished area that has a height of less than 5 feet (1.52 meters) may be included in finished square footage.</p> <p>Figure 4 also has to be revised, as we previously discussed to match whatever measurement is deemed appropriate.</p>	11820	
11820			

<b>Disagree with committee action:</b>	
<b>Abstain:</b>	

<b>Log CC01 – 4. Statement of Finished Square Footage</b>		<b>Final Formal Action: Approve</b>
<b>Submitter:</b>	Jean McCarty	
<b>Requested Action:</b>	Revise Text as Follows	
<b>Proposed Change:</b>	Areas Not Considered Finished <u>Square Footage</u>	
<b>Reason:</b>	Finished area and finished square footage are two separate things.	
<b>Substantiating Documents:</b>	No	
<b>CC Action:</b>	Approve	
<b>Modification of Comment:</b>		
<b>CC Reason:</b>		
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 9 Disagree with committee action: 0 Abstain: 1 Non-voting: 3	

<b>Log CC02 – 4. Statement of Finished Square Footage</b>		<b>Final Formal Action: Approve</b>
<b>Submitter:</b>	Jean McCarty	
<b>Requested Action:</b>	Revise Text as Follows	
<b>Proposed Change:</b>	Finished areas that <u>do not meet the criteria of calculated square footage</u> such as those areas <del>are not</del> connected to the house, unfinished areas, and other areas that do not fulfill the requirements of finished square footage prescribed above cannot be included in the Statement of Finished Square Footage but may be listed separately <del>if calculated by the methods described in this standard</del> . Any calculation and statement of unfinished square footage must distinguish between above-grade areas and below-grade areas.	
<b>Reason:</b>		
<b>Substantiating Documents:</b>	No	
<b>CC Action:</b>	Approve	
<b>Modification of Comment:</b>		
<b>CC Reason:</b>		
<b>Ballot II Results on Committee Action:</b>	Eligible to vote: 13 Agree with committee action: 9 Disagree with committee action: 0 Abstain: 1 Non-voting: 3	

## APPENDIX A



