

## Minutes of Meeting

August 22, 2019  
National Housing Center  
1201 15<sup>th</sup> Street, NW, Washington, DC 20005

The following Consensus Committee members and staff were present for the meeting:

### Consensus Committee Members

Victor Drozd	Jean McCarty	Jeremy Wright
Darwin Ernst	Byron Miller	Mark Freitag
Wayne Foley (Chair)	Bryan Reynolds	
Cesar Lujan	Kristopher Stenger	

Committee Members Absent: Jim Nanni, Brian Juedes, and Daniel Meyers

### Staff

Kevin Kauffman (Secretary)                      Nay Shah

#### **I. Chairman's Opening Remarks**

Wayne Foley convened the meeting on Thursday August 22, 2019 at 9:00 am.

#### **II. Approval of Agenda**

Meeting agenda was unanimously approved.

#### **III. Review of the 2020 ANSI Z765 Process**

Kevin Kauffman, Research Engineer at Home Innovation Research Labs discussed the process and the procedures for the 2020 Update of the ANSI Z765 Square Footage – Method for Calculating including the role of the Consensus Committee in the development process. The presentation also included background information on the history of the development of the ANSI Z765. The organizing principles of an ANSI-consensus process were also discussed. The tentative development schedule was presented. The deadline for Consensus Committee members to submit new proposed changes was set for October 11, 2019. (*PowerPoint presentation is posted at [www.homeinnovation.com/z765](http://www.homeinnovation.com/z765).*)

#### **IV. Questions, Discussion, and Consensus Committee Actions**

Following the staff presentations, the meeting was opened to questions and discussion. Chair Foley provided background on the standards and explained the philosophy and intent of the

standard. The standard was born out of necessity as there was no proper guide for measuring square footage. The original intent of the standard was to be a very useable document for everyone, not just a document to be used by a technical professional. The document is simple and may not address every issue that arises.

The Committee discussed how the building practices and consumer habits have changed overtime and how the Standard should address these changes. For example, basements are being used differently now compared to decades ago. The members talked about how to recognize different type of spaces such as finished basements / attics when measuring and reporting square footage. The committee discussed in detail of what should classify as a finished concrete floor (painted, epoxy, stamped, etc.)

The Committee also discussed the standard needs to be redesigned to improve readability and usability. The Committee member made the following motion:

**Consensus Committee requests that the Secretariat use some form of numbering techniques on the ANSI Z765 Standard to improve the readability and usability of the Standard.**

The following motions were made and voted on by the Consensus Committee members.

Log #	Title	Motion	Vote
1	Section 2. Definitions	Disapprove	10-0-0
2	Section 2. Definitions	Approve as Modified	10-0-0
3	Section 2. Definitions	Disapprove	10-0-0
4	Section 2. Definitions	Disapprove	10-0-0
5	Section 2. Definitions	Disapprove	10-0-0
6	Section 3. Interior Room Measurements (New)	Disapprove	10-0-0
7	Section 3. Wall Thickness (New)	Disapprove	10-0-0
8	Section 3. Wall Thickness (New)	Disapprove	10-0-0
9	Section 3. Use of CAD programs (New)	Disapprove	10-0-0
10	Section 3. Ceiling Height	Disapprove	8-2-0
11	Section 3. Ceiling Height	Approve as Modified	7-3-0
12	Section 3. Ceiling Height	Disapprove	10-0-0
13	Section 3. Ceiling Height	Disapprove	10-0-0
14	Section 3. Living Area	Disapprove	10-0-0
15	Section 3. Living Area	Disapprove	10-0-0
16	Section 3. Living Area	Approve as Modified	10-0-0
17	Section 3. Living Area	Approve as Modified	10-0-0
18	Section 3. Living Area	Disapprove	10-0-0

19	Section 3. Living Area	Disapprove	10-0-0
20	Section 3. Living Area	Disapprove	10-0-0
21	Section 3. Living Area	Disapprove	10-0-0
22	Section 3. Above and Below Grade	Disapprove	10-0-0
23	Section 3. Above and Below Grade	Disapprove	10-0-0
24	Section 3. Above and Below Grade	Disapprove	10-0-0
25	Commentary - Flooring Requirements	Approve as Modified	10-0-0
26	Ceiling Heights	Disapprove	7-3-0

After reviewing the Log Items, the Consensus Committee members proposed two additional changes to the Standard.

<b>Log #</b>	<b>Title</b>	<b>Motion</b>	<b>Vote</b>
CC01	Statement of Finished Square Footage	Approve	10-0-0
CC02	Statement of Finished Square Footage	Approve	10-0-0

#### **V. Next Meeting and Wrap-Up**

Kevin Kauffman provided an overview of the letter ballot process and how actions from this meeting get finalized. Mr. Kauffman reminded the Committee to submit any additional Proposed Changes based on the meeting discussion. A future meeting will be held if any new proposed changes get submitted.

#### **VI. Adjournment**

The meeting was adjourned at 4:35 p.m.

Respectfully submitted,

Kevin Kauffman  
Committee Secretary