

Checklist for ANSI Home Measurement Requirements

On March 29, 2021, the American National Standards Institute, Inc., and the Home Innovation Research Labs (collectively ANSI) published the ANSI Z765-2021 method for calculating square footage for single-family residential buildings (ANSI Standard).

The Government Sponsored Enterprises (GSEs) and others have adopted the ANSI Standard as a requirement for single-family residential property data collection inspections and real estate appraisals.

This Checklist for ANSI Home Measurement Requirements (Checklist) is intended as a brief guide to aid in checking reports for compliance with key items in the ANSI Standard. The Checklist highlights common areas where errors in measurement and calculation may occur. The Checklist does not cover all the items and requirements of the 11-page ANSI Standard and is not intended as a substitute for obtaining a copy of the ANSI Standard and having knowledge of the ANSI Standard.

The ANSI Standard can be obtained directly from Home Innovation Research Labs bookstore at <https://www.homeinnovation.com/about/bookstore>.

ANSI Standard Highlights

- All measurements to the nearest inch or tenth of a foot and final square footage is rounded to the nearest whole foot.
- The above grade square footage calculations must come from areas that are entirely above grade. Areas not entirely above grade must be reflected in the below-grade calculations.
- Openings to the floor below, such as two-story foyers or great rooms cannot be included in the square footage calculations.
- Stairs to the floor level below are calculated as finished areas of the floor from which the stairs descend.
- Finished areas must have a ceiling height of at least seven feet (except under beams and ducts and under stairs). If a room has a sloped ceiling, at least 50% of the finished square footage in that room must have a ceiling height of at least seven feet and no portion with a height less than five feet can be included as finished square footage.
- Finished areas that are not connected to the house cannot be included in the living area calculations.
- Garage and unfinished areas cannot be included in the finished square footage.
- If an interior area cannot be inspected or the inspection is based on the plans from a proposed house or addition, the report must have a declaration statement of these facts.

Identifying Information

File No.	Click or tap here to enter text.	Date	Click or tap here to enter text.
Full Address	Click or tap here to enter text.		
Applicant(s)	Click or tap here to enter text.	Completed By	Click or tap here to enter text.

Checklist

Note - The ANSI Standard **is not** applicable to apartment style dwellings in a garden, mid-rise, or high-rise apartment building or a 2–4-unit multi-family building.

Instructions - All answers must be **YES** for the report to be passed.

ITEM	DESCRIPTION	YES	NO
1	The measurements are to the nearest inch or tenths of a foot and the final square footage is a whole number.	<input type="checkbox"/>	<input type="checkbox"/>
2	The above ground square footage calculations are exclusively from areas that are entirely above grade.	<input type="checkbox"/>	<input type="checkbox"/>
3	Except for descending staircases, the square footage calculations do not include openings to the floor below, such as two-story foyers or other areas open to the floors below.	<input type="checkbox"/>	<input type="checkbox"/>
4	The finished square footage calculations are for rooms that appear to have seven feet of ceiling height (excluding obstructions). The finished square footage of rooms with sloped ceilings have at least seven feet of ceiling height in 50% of the room and no areas with less than five feet of ceiling height were included in the finished square footage.	<input type="checkbox"/>	<input type="checkbox"/>
5	The square footage calculations do not include any areas of sloped rooms where the ceiling height is below five feet.	<input type="checkbox"/>	<input type="checkbox"/>
6	There are no detached finished areas included in the final square footage calculation for the above grade living area.	<input type="checkbox"/>	<input type="checkbox"/>
7	Garage and unfinished areas are not included in the final square footage calculation for the above grade living area.	<input type="checkbox"/>	<input type="checkbox"/>
8	All areas of the square footage were measured by the inspector or if any areas were based on blueprints or plans, the inspector has included a declaration statement that is compliant with the ANSI Standard.	<input type="checkbox"/>	<input type="checkbox"/>
9	For detached single-family houses, the finished square footage was measured to the exterior surface of the outside walls. For attached single-family houses, the finished square footage was measured to the exterior finished surface of the outside wall or from the centerlines between the houses, where appropriate.	<input type="checkbox"/>	<input type="checkbox"/>

Investor requirements that are not part of the ANSI Standard

ITEM	DESCRIPTION	YES	NO
10	The property design is eligible to be measured to the ANSI Standard or the report has described the reasons it is not eligible and has included the code "GXX001" in the Additional Features" field on the report.	<input type="checkbox"/>	<input type="checkbox"/>
11	The property is not an apartment style dwelling in a garden, mid-rise, or high-rise apartment or it is an apartment style dwelling in a garden, mid-rise, or high-rise apartment and the interior perimeter measurements were used.	<input type="checkbox"/>	<input type="checkbox"/>