



Setting the **Standards** for  
**Home Energy Efficiency**

**Interpretation:** Including Finished Space in Conditioned Floor Area

**Designation:** IR 301-2019-031

**Approved:** July 27, 2023 by RESNET SDC 300

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**Reference:**

Standard	ANSI 301-2019
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Relating to:	Spaces to be included in conditioned floor area

**Request from:**

Name: Connor Dillon  
Affiliation: Building Science Institute, Ltd. Co.  
Address: PO Box 406  
City: Geronimo State: TX Zip: 78115  
Email: [connor@buildingscienceinstitute.org](mailto:connor@buildingscienceinstitute.org)

**Background Statement:**

ANSI/RESNET/ICC 301-2019 defines “Conditioned Floor Area” and specifically states: “The CFA shall exclude the floor area of a garage even when it is conditioned.”

Builders oftentimes build a model home in new developments. These model homes typically have the garage space finished out and converted into sales offices for the duration of the construction of the development. These spaces are often serviced by their own HVAC systems, separate from the designed HVAC systems of the dwelling unit.

Typically, but not always, these finished sales offices are “finished” so they are entirely thermally isolated from the rest of the dwelling unit. Either the access between the sales offices and the rest of the dwelling unit have a weather-stripped door or it’s actually



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completely finished with appropriate air sealing and drywall covering the opening between the sales offices and the rest of the dwelling unit.

Unfortunately, some times the finished office space is NOT thermally isolated and an open walkway exists between the sales offices and the dwelling unit. In this example, the “finished garage” is no different from a dining room or breakfast nook, as there is no way to isolate the “finished garage” from the rest of the house.

**Proposed Interpretation:**

The term “garage” in the sentence, “The CFA shall exclude the floor area of a garage even when it is conditioned,” specifically means a conditioned or unconditioned garage space which is thermally isolated, air sealed, and finished in such a way as to be a completely separate space from the dwelling unit it is attached to, and is serviced with a separate and dedicated HVAC system if it is conditioned.

**SDC Response:**

Is the proposed interpretation correct?       Yes       No

**SDC Comments:**