



Setting the **Standards** for
Home Energy Efficiency

Interpretation: Including Finished Space in Conditioned Floor Area

Designation: IR 301-2019-031

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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:

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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 temporarily 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, or other spaces typically included in CFA, as there is no way to isolate the “finished garage” from the rest of the house.

Proposed Interpretation:

The standard is clear that a “garage” is not to be included in CFA whether it is conditioned or not conditioned. The standard does not define “garage” but the common definition is a location where vehicles are stored. The standard intends that a finished space that meets the definition of CFA and CSV at the time of the rating should be treated as CFA and not as a “garage”.

SDC Response:

Is the proposed interpretation correct? Yes No

SDC Comments: