

***Measure It Right! – Using the ANSI-Z765-2021 Standard  
for Residential Properties***

**Syllabus**

**4 Hours**

**Introduction (10 minutes)**

- Welcome and Introduction Preview
- Program Requirements
- Meet Your Instructor and Introduce Yourself
- Learning Enhancements
- Detailed Program Information
- Introduction Review

**Module 1: Overview of the Z765-2021 Measuring Standard (40 Minutes)**

- Module 1 Preview
  - Learning Objectives
  - Quick Take
  - Topics Covered in Module 1
- Why Appraisers Need a Measuring Standard
  - Pretest Exercise
  - Three Primary Reasons
  - Benefits of a Measuring Standard
- Module 1 Quiz - 1
- History of the ANSI Measuring Standard
  - Motivations Behind the Measuring Standard
  - Participant Organizations
  - Who are the Targeted Professionals?
    - Appraisers
    - Architects
    - Assessors
    - Brokers and Real Estate Agents
    - Builders
  - States with Requirements
  - Other Measuring Standards
- Module 1 Discussion
- Module 1 Quiz – 2
- Essentials of the Z765-2021 Measuring Standard
  - Overview of the Layout of the Measuring Standard
  - Scope and Purpose
  - Definitions
  - Calculation of Square Footage
  - Statement of Finished Square Footage
  - Annex
- Module 1 Quiz – 3
- Module 1 Review
  - Looking Back at Module 1
  - Review of Learning Objectives

**Module 2: Getting Under the Hood of the Z765-2021 Standard, Part 1 (80 Minutes)**

- Module 2 Preview
  - Learning Objectives
  - Quick Take
  - Topics Covered in Module 2
- Z765-2021 Scope and Purpose Section
- Z765-2021 Definitions Section
  - Attached Single-Family House
  - Detached Single-Family House
  - Finished Area
  - Garage
  - Grade
  - Level
  - Square Footage
  - Unfinished Area
- Module 2 Quiz - 1
- Measuring Terms Used in the Broader Market
  - Habitable
  - Gross Living Area
  - Below-Grade Square Footage
  - Partially Below-Grade Habitable Space
- Module 2 Discussion
- Module 2 Quiz - 2
- Z765-2021 Measurement Concepts
  - Units of Measurement
  - Procedures of Measurement
    1. Detached finished area
    2. Attached finished area
    3. Finished area connected to the dwelling
    4. Finished area adjacent to unfinished area
    5. Unfinished area
    6. Protrusions
    7. Atriums (open areas)
    8. Ceiling height
- Module 2 Quiz – 3
- Module 2 Review
  - Looking Back at Module 2
  - Review of Learning Objectives

**Module 3: Getting Under the Hood of the Z765-2021 Standard, Part 2 (45 Minutes)**

- Module 3: Preview
  - Learning Objectives
  - Quick Take
  - Topics Covered in Module 3
- Z765-2021 Calculation Section
  - Calculation of Areas
  - Measurement Procedures vs. Calculation of Areas
  - Methods for Calculation of Areas
    - Finished Areas Adjacent to Unfinished Areas
    - Openings to the Floor Below
    - Ceiling Height Requirements

- Finished Areas Connected to the House
- Module 3 Quiz – 1
- Z765-2021 Reporting Section
  - Introduction to Reporting
  - Statement of Finished Area
  - Rounding
  - Reporting of Above- and Below-Grade Areas
  - Areas Not Considered Finished
  - Declarations
  - Interior Spaces Not Inspected Method
  - Plans-Based Method
  - Other Method
  - Additional Examples
    - Earth Berm
    - Traditional 2-Story with a Partial Basement
    - Row House on Slab
  - Case Study 1 – Interior Spaces Not Inspected Method
  - Digging Deeper Applications – Plans-Based and Other Methods
- Module 3 Quiz – 2
- Module 3 Review
  - Looking Back at Module 3
  - Review of Learning Objectives

#### **Module 4: Real World Measuring (60 minutes)**

- Module 4 Preview
  - Learning Objectives
  - Quick Take
  - Topics Covered in Module 4
- Competing Measurement Methods
  - The VA Method
  - The FHA Method
  - The ERC Method
  - The RMS Method
  - Summary
- Module 4 Quiz – 1
- Method Contrasts to Z765-2021 Measuring Standard
  - The VA Method
  - The FHA Method
  - The ERC Method
  - The RMS Method
  - Summary
- Module 4 Quiz – 2
- Measuring Errors Identified
  - Equipment Failure
    - Equipment
  - Operator Errors
    - 3rd Party Data Errors
    - Omitting Above-Grade Area
    - Including Below-Grade Area into Above-Grade Area
    - Inaccessibility Issues
    - Complex Floor Plans

- Practical Tips for Avoiding Measuring Errors
  - Equipment
  - Calculation Methods
- Module 4 Quiz – 3
- Module 4 Review
  - a. Looking Back at Module 4
  - b. Review of Learning Objectives

**Conclusion (5 minutes)**

- Conclusion Preview
- Concluding Thoughts
- Program Quality Evaluation
- Conclusion Review and Program Completion