

September 2008

MAXIMUM BUILDING NET TO GROSS RATIOS BY FACILITY TYPE

Departmental Gross Square Feet (DGSF) = Dept. Net Square Feet (DNSF) x Dept. Net-to-Gross Factor

Total Building Gross Square Feet (BGSF) = Sum Dept. Gross Square Feet x Building Net-to-Gross Factor

Total Building Net Square Feet (BNSF) = Sum of all Dept. Net Square Feet

Building Net to Gross Ratio = Total BGSF / Total BNSF = X . XX

VA-SEPS Default Building Net-to-Gross Factor is 1.35.

Users adjust this factor so as not to exceed the following Building Net-to-Gross Ratios:

VA Outpatient Clinic / Outpatient Clinic Additions	90% (1.90 x NSF)
VA Medical Center	100% (2.0 x NSF)
VA Clinical / Clinical Support Addition (Any chapter not indicated below)	90% (1.90 x NSF)
VA Nursing Home (106)	70% (1.70 x NSF)
VA Domiciliary (312)	60% (1.60 x NSF)
VA Mental Health Hospital (110, 202, 260, 261, 272, & 300)	85% (1.85 x NSF)