

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