

Deficiency Categories and Associated Weight Factors

System - Category Override

Category Type #	Description	Applied Weight Factor
1	Immediate Code/Life/Health Applied to a system exhibiting critical issues that pose immediate threats to life, health or safety of persons within the facility. Examples include: <ul style="list-style-type: none"> • Obvious friable asbestos; potential release into the air • Serious code violations such as blocked egress, improper fire detection/warning, electrical hazards, structural failures, emergency lighting • Inadequate cooling/heating/ventilation in educational spaces • No site security fencing 	3.5
2	Degraded with Reduced Functionality Applied to a system exhibiting degradation due to age or use. Examples include: <ul style="list-style-type: none"> • Severely damaged walls, floor finishes and ceiling finishes 	1.5
3	Mitigate Additional Damage Applied to a system exhibiting damage and/or degradation that is beyond repair and failure is imminent. The system requires significant repairs or replacement to prevent additional damage to the building or facility. Examples include: <ul style="list-style-type: none"> • Chronically leaking roofs 	2.0
5	Grandfathered or State/District Recommended Applied to a system that contains code issues that are “grandfathered” or standards specific to the local agency or jurisdiction. Examples include: <ul style="list-style-type: none"> • Fire sprinkler systems • Finishes, flooring type, architectural standards, etc. 	0.50

System - Age Based

4	Beyond Expected Life Automatically applied to a system that is over 100% beyond expected BOMA life cycle, but exhibit no sign of immediate repair or replacement.	0.625
9	Normal/Within Life Cycle Automatically applied to a system that is within the projected lifecycle and does not exhibit degradation or need for replacement or repair.	0.25

Educational Adequacy

Category Type #	Description	Applied Weight Factor
6	Facility Related Deficiencies Automatically applied when site related deficiencies are determined in respect to the statewide adequacy standards and are an inherent part of the facility. Examples include: <ul style="list-style-type: none"> • Insufficient parking • Insufficient bus drop offs 	1.0
7	Space Related Deficiencies Automatically applied when interior space related deficiencies are determined in respect to the statewide adequacy standards and are an inherent part of the facility. Examples include: <ul style="list-style-type: none"> • Insufficient art, music, computer, career education, general classroom square footage, etc. • Insufficient core support areas needed to support mission critical space. 	3.0
8	Equipment Related Deficiencies Automatically applied when the equipment within a facility does not meet statewide standards. Examples include: <ul style="list-style-type: none"> • Lack of playground equipment • Lack of chemical storage units 	0.50