

Deficiency Categories and Associated Weight Factors

Category Type #	Description	Weight Factor
1	<p>Adequacy – Immediate Code/Life/Health Used only for critical issues that pose immediate threats to the life, health or safety of persons within the facility. Examples include:</p> <ul style="list-style-type: none"> ◆ Obvious friable asbestos; potential release into the air. ◆ Unprotected exit corridors. ◆ Serious code violations such as blocked egress, improper fire detection/warning, electrical hazards, structural failures, emergency lighting, 	3.5
2	<p>Degraded w/ Potential Mission Impact: Assigned to systems or deficiencies that are mission critical and beyond useful life or most systems that are above 200% beyond expected life. Examples include:</p> <ul style="list-style-type: none"> ◆ Fire alarm/detection systems whose age is above 200% of the life cycle. Any system that is in serious disrepair or where failure is imminent ◆ Severely damaged walls, floors, and ceilings. ◆ Most systems that are greater than 200% of the BOMA life expectancy. 	1.5
3	<p>Mitigate Addition Damage: Assigned to systems or deficiencies that should be repaired to mitigate additional damage. Examples include:</p> <ul style="list-style-type: none"> ◆ Roofs that are leaking. ◆ Exterior walls, doors, window systems that chronically leak. ◆ Inadequate ventilation systems that could result in moisture damage or mold creation. 	2.0
4	<p>Beyond Expected Life: Assigned to systems or deficiencies that are 100% -200% beyond expected BOMA life cycle, but exhibit no signs of immediate repair requirements. Examples include:</p> <ul style="list-style-type: none"> ◆ Electrical service equipment that is 110% of the expected BOMA life yet is functioning well. ◆ Most interior finishes not severely damaged, torn, etc. ◆ Expired portable buildings 	0.625
5	<p>Grandfathered or State/District Recommended: Assigned to systems or deficiencies that are code issues that are “grandfathered” or standards specific to the local agency or jurisdiction. Examples include:</p> <ul style="list-style-type: none"> ◆ Fire sprinkler systems, ADA improvements, etc. ◆ Finishes, flooring type, architectural standards, etc. 	0.50
6	<p>Adequacy – Facility Related: Assigned to systems or deficiencies that are determined to be related to the adequacy standards and are an inherent part of the facility. Examples include:</p> <ul style="list-style-type: none"> ◆ ADA issues (readily achievable). ◆ Insufficient parking. ◆ Wiring for LAN, CATV or internet. ◆ Fixed equipment such as lab stations, etc. 	1.0
7	<p>Adequacy – Space Related: Assigned to systems or deficiencies that are determined to be related to the adequacy standards and are inherent part of the facility. Examples include:</p> <ul style="list-style-type: none"> ◆ Additional classroom, career education, lab space, etc. ◆ Core support areas needed to support mission critical space. 	3.0
8	<p>Adequacy – Equipment: Assigned where schools do not meet state adequacy standards for non-fixed equipment. Examples include:</p> <ul style="list-style-type: none"> ◆ No projection screens. ◆ Insufficient number of computers. ◆ Playground equipment. 	0.50
9	<p>Normal / Within Life Cycle: Assigned to systems by default in the FAD database that is within its projected or estimated useful life cycle and does not need replacement. This category will have money allocated to it as building systems age.</p>	0.25