**Section 1125.APPENDIX A Project Size Standards − Square Footage and Utilization**

The following standards apply to new construction, the development of freestanding facilities, modernization, and the development of facilities in existing structures, including the use of leased space.  For new construction, the standards are based on the inclusion of all building components and are expressed in building gross square feet (BGSF).  For modernization projects, the standards are based upon interior build-out only and are expressed in departmental gross square feet (DGSF).  Spaces to be included in the applicant's determination of square footage shall include all functional areas minimally required for the applicable service areas, by the appropriate rules, required for IDPH licensure and/or federal certification and any additional spaces required by the applicant's operational program.

|  |  |  |
| --- | --- | --- |
| **Service Areas** | **Square Feet/Unit** | **Annual Utilization/Unit** |
| General Long-Term Care | 435-713 BGSF/Bed  350-570 DGSF/Bed | See Section 1125.210(c) |