

6. APPENDICES

Appendix A-1: Gross Square Foot SAC Criteria for Commercial Properties

Note: Not all SAC criteria are listed in Appendix A. An attempt has been made to include all uses for each business type. There may be an individual use that was not included. For rare types of uses (or any not listed) contact MCES for Determination. MCES should make the final Determination on which SAC criteria to apply in unusual circumstances to make sure the criteria are applied consistently with any similar precedents.

Business Type	Parameter	SAC
Bakery Includes office, retail, warehouse/storage; Process discharge is charged additional	-	-
Retail Bakery with production area, no customer seating	1300 square feet	1
Retail Bakery with production area and customer seating, calculate at <i>Food & Drink</i>	-	-
Wholesale Bakery with no retail area or customer seating, calculate at <i>Mixed Use</i> or <i>Warehouse</i> ; production area fixtures are charged additional	-	-
Banquet Hall Includes office, meeting, kitchen, warehouse/storage, lounge, bride/groom suites, lockers/showers	1650 square feet	1
Barber/Salon Spa Includes office, retail, meeting, warehouse/storage, hair stations, nail stations, lockers/showers, and massage tables (if business also hair and/or nail stations, if not, massage is charged a different criteria); Whirlpool/tub is charged additional	700 square feet	1
Vichy Shower – 4 shower heads or fewer per treatment station	1 treatment station	4
Vichy Shower – 5 or more showers heads per treatment station	1 treatment station	8
Brewery/Distillery Includes office, retail, meeting, warehouse/storage, production space, customer seating; Process discharge is charged additional	-	-
Production area is more than 10% of total gross square feet and has customer seating	950 square feet	1
Production area is 10% or less total gross square feet and has customer seating, calculate at <i>Food & Drink</i>	-	-
No customer seating, calculate at <i>Mixed Use</i> or <i>Warehouse</i>	-	-
Car/Vehicle Dealership Includes office, retail, warehouse, service bays, lockers/showers, floor drains; Wash Bays/Hose Bibs for vehicle washing are charged additional	3250 square feet	1
Church/Worship Includes worship and congregation space, office, meeting, warehouse/storage, lockers/showers, classrooms, nursery, stage, banquet, small coffee café	2300 square feet	1
Clinic Includes dental vacuum, sterilizers, office, meeting, warehouse, lockers/showers; Dialysis is charged additional	-	-
50% or more of the exam rooms have sinks	2150 square feet	1
Less than 50% of the exam rooms have sinks, calculate at <i>Office</i>	-	-

Business Type	Parameter	SAC
Community Center Includes office, meeting, classrooms, banquet, warehouse/storage, prayer, library, fitness, lockers/showers	-	-
Less than 50% of total gross square feet is fitness area (pool, courts, weight rooms, track, workout area, etc.)	1750 square feet	1
50% or more of total gross square feet is fitness area, calculate at <i>Fitness</i>	-	-
Daycare Includes office, preschool classrooms, meeting, warehouse/storage, shower/lockers	900 square feet	1
Educational Includes elementary, secondary, college and learning centers. Includes classroom, lab, office, meeting, auditorium, gymnasium, showers/lockers	1150 square feet	1
Dorm Room (on and off campus)	5 beds	1
Exterior Bleachers (with restroom facilities available)	110 seats	1
Fitness Includes fitness, dance, office, meeting, retail, warehouse/storage, daycare, salon, massage, tanning, small café, showers/lockers, pool/whirlpool, team sport courts/cages	1600 square feet	1
Food & Drink Include bar, coffee shop, tap room, dance floor, brewery/distillery with 10% or less production space, bakeries with seating, and restaurant with customer seating. The gross square feet includes all areas associated with the business. This may include seating area, bar area, bathrooms, hallways, storage, prep space, coolers, kitchen, etc.	300 square feet	1
Food & Drink - Outdoor (75% outdoor spaces discount already applied)	1200 square feet	1
Funeral Home Includes prep area, viewing area, office, meeting, banquet, fixture units; Residential unit charged separately	1200 square feet	1
Gas Station Includes gas pump, retail, storage, office, customer seating	1950 square feet	1
Customer seating area does not have a clear delineation of space and is greater than 10% of the total gross square feet, calculate at <i>Food & Drink</i>	-	-
Massage Includes office, retail, storage, showers/lockers	-	-
Massage stations only	1200 square feet	1
Massage stations with hair and/or nail stations, calculation at <i>Barber/Salon Spa</i>	-	-
Vichy Shower – 4 shower heads or fewer per treatment station	1 treatment station	4
Vichy Shower – 5 or more showers heads per treatment station	1 treatment station	8

Business Type	Parameter	SAC
Mixed Use Mixture of office, warehouse and retail that exceed 10% accessory use threshold; Includes office, warehouse, retail, meeting, cafeteria, fixture units, showers/lockers	3800 square feet	1
Wholesale Bakery (in addition to <i>Mixed Use</i>)	*17 fixture units	1
Mixed Use Entertainment Mixture of fitness or interactive space such as trampolines, gaming, climbing towers, arcade, thrill rides, indoor golf, bowling, office, warehouse/storage, retail, meeting, party rooms, etc. that may include food and drink space. Go-karts, bowling/throwing lanes, golf course/driving range, etc. are charged in addition to gross square feet criteria. <i>See individual use criteria for go-karts, bowling/throwing lanes, golf/driving range</i>	-	-
Food & Drink area less than 10% of gross square feet	1600 square feet	1
Food & Drink area 10%-24% of gross square feet	1000 square feet	1
Food & Drink area 25%-50% of gross square feet	600 square feet	1
Food & Drink area 51% or more of gross square feet	300 square feet	1
Office Includes meeting, shower/lockers, cafeteria, fixture units	2650 square feet	1
If warehouse use exceeds 10% of the total gross square feet, calculate at <i>Mixed Use</i>	-	-
Police Station Includes cells, office, meeting, storage, showers/lockers, vehicle bays, private shooting range, floor drains, drivers	2400 square feet	1
Public Library Includes office, meeting, storage, fixture units, showers/lockers	3950 square feet	1
Restaurant – Take Out No indoor customer seating. If it has indoor customer seating, calculate at <i>Food & Drink</i> . If it has outdoor seating only, in addition to <i>Restaurant-Take Out</i> criteria for indoor use, calculate outdoor area at <i>Food & Drink – Outdoor</i>	1300 square feet	1
Retail Includes office that is part of the main function of the business (e.g., managers, accounting, etc.), meeting, warehouse/stock, showers/lockers, and fixture units; Individual tenant spaces will be excluded from the gross square feet calculation and charged based on their individual use	3050 square feet	1
Additional uses (e.g., clinic, salon, café, etc.) that exceed the 10% accessory use threshold and does not have a clear separation of tenant space, calculate at <i>Retail-Mixed</i>	-	-
Retail-Mixed Retail criteria where additional uses exceed the 10% accessory use threshold; Individual tenant spaces will be excluded from the gross square feet calculation and charged based on their individual use	1900 square feet	1

Business Type	Parameter	SAC
Vehicle Garage/Public Works Maintenance Facilities Primary use is vehicle storage or fleet operations. Includes office, meeting, warehouse/storage, showers/lockers, service bays for private use only, drivers, fixture units; Process discharge and wash bays/hose bibs used for vehicle washing are charged additional	4300 square feet	1
Vehicle Service Primary use is service performed on customer vehicles. Includes office, meeting, retail, warehouse/storage, service bays, showers/lockers, fixture units; Wash bay/hose bib used for vehicle washing are charged additional If the gross square feet of the vehicle service building has 50% or more warehouse or storage, then the Individual Use Criteria applies	2550 square feet	1
Warehouse Includes office, meeting, showers/lockers, and fixture units	6950 square feet	1
If office use exceeds 10% of the total gross square feet, calculate at <i>Mixed Use</i>	-	-
Wholesale Bakery (in addition to <i>Warehouse</i>)	*17 fixture units	1

The auxiliary uses listed below are charged in addition to the gross square feet criteria above. Also see the Independent Use criteria in Appendix A-2:

- Bowling Lanes
- Car Wash/Wash Bay/Hose Bib
- Dialysis
- Go-Karts
- Golf/Driving Range
- Parking Garage
- Process Discharge
- Production Area Fixtures in Wholesale Bakery
- Tennis Court
- Tub/Whirlpool

Appendix A-2: Independent Use SAC Criteria for Commercial Properties

Note: Not all SAC criteria are listed in Appendix A. An attempt has been made to include all uses for each business type. There may be an individual use that was not included. For rare types of uses (or any not listed or missing sub-uses below the main use) contact MCES for Determination. MCES should make the final Determination on which SAC criteria to apply in unusual circumstances to make sure the criteria are applied consistently with any similar precedents.

Business Type	Parameter	SAC
Airport/Terminals	<i>Contact MCES</i>	-
Animal Clinic (e.g., veterinarian, humane societies, animal research, boarding, etc.)	-	-
Fixture Units	*17 fixture units	1
Animal Washing	1 tub	1
Animal Grooming	-	-
Animal Grooming	4 stations	1
Animal Washing	1 tub	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Retail	3000 square feet	1
Warehouse/Storage	7000 square feet	1
Kennel Floor Drains	*17 fixture units	1
Apartment (<i>See Section 5.1.2 for discount</i>)	1 apartment	1
Office (speculative)	<i>Use GSF Criteria</i>	-
Office (administrative)	2400 square feet	1
Retail	<i>Use GSF Criteria</i>	-
Parking Garage	*17 fixture units	1
Car Wash Bay	1 bay	3
Clubhouse (<i>See Clubhouse/Mechanical/Maintenance Building/Pool House, etc.</i>)	-	-
Arena	-	-
Bleachers (1.5 feet per seat)	110 seats	1
Office/Press Box	2400 square feet	1
Meeting	1650 square feet	1
Warehouse	7000 square feet	1
Retail	3000 square feet	1
Concessions	*17 fixture units	1
Team/Referee Rooms	*17 fixture units	1
Ice Resurfacer	1 resurfacer	4
Food & Drink Area (non-concessions)	<i>Use GSF Criteria</i>	-
Banquet	<i>Use GSF Criteria</i>	-
Parking Garage	*17 fixture units	1
Assisted Living (<i>See Elderly Housing</i>)	-	-
Bingo Hall (used only for bingo; if serves food and/or drink, calculate at <i>Food & Drink GSF</i>)	1650 square feet	1
Boarding House (with food service)	5 beds	1

Business Type	Parameter	SAC
Bowling Alley	-	-
Alley	3 alleys	1
Retail	3000 square feet	1
Office/Daycare	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Game Room with liquor	590 square feet	1
Game Room without liquor	2060 square feet	1
Food & Drink	<i>Use GSF Criteria</i>	1
Banquet	<i>Use GSF Criteria</i>	1
Camp	-	-
Children's camps (central toilet and bath; overnight, primitive cabins; number of occupants x 50 gallons/occupant)	274 gallons	1
Day camps (no meals served; number of occupants x 10 gallons/occupant)	274 gallons	1
Labor/construction camps (number of occupants x 50 gallons/occupant)	274 gallons	1
Resorts	-	-
Housekeeping cabins with private baths (number of beds x 60 gallons/bed)	274 gallons	1
Resort building (e.g., game, office, groundskeeper, manager, etc.)	*17 fixture units	1
Resort Only Dining (resort guests only; If open to public, calculate at <i>Food & Drink GSF criteria</i> ; Includes the gross square feet of the kitchen, wait area, kitchen/bar storage, seating area, and bathroom designated for the dining room)	450 square feet	1
Travel trailer parks	-	-
With water and sewer hookup (number Sites x 100 gallons/Site)	274 gallons	1
With central toilet and showers (number of Sites x 75 gallons/Site)	274 gallons	1
Sanitary dump (Sites without hookup; number of Sites x 10 gallons/Site)	274 gallons	1
Card Room	<i>Contact MCES</i>	-
Car Wash	-	-
Self-Serve (Non-automatic); Other Car Wash Bay or Hose Bib Area	1 Bay	3
Roll-Over (Automatic) (Spec sheet stating the number of gallons per each wash type divided by number of wash types x 100 cars)	274 gallons	1
Conveyor/Pull-Through (Automatic) (Spec sheet stating the number of gallons per each wash type divided by number of wash types x 200 cars)	274 gallons	1
Reclaim System	<i>Contact MCES</i>	-

Business Type	Parameter	SAC
Catering/Meal-to-Go (no customer seating; if has customer seating calculate at <i>Food & Drink</i>)	-	-
Food Prep with No Dishwashing – Maximum number of meals prepared in one day x 1.5 gallons/meal	274 gallons	1
Food Prep & Dishwashing – Maximum number of meals prepared in one day x 3 gallons/meal	274 gallons	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Shower	*17 fixture units	1
Clubhouse/Mechanical/Maintenance Building/Pool House, etc. (for general use by residents of residential complex only; must be restricted with key or keycard access)	1 unit	1
If used by public or does not have restricted access	*17 fixture units	1
Condominiums	1 unit	1
Parking Garage	*17 fixture units	1
Meeting	1650 square feet	1
Office (speculative)	<i>Use GSF Criteria</i>	-
Office (administrative)	2400 square feet	1
Retail	<i>Use GSF Criteria</i>	-
Convention Center (15 square feet/person)	14 people	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Banquet	<i>Use GSF Criteria</i>	1
Food & Drink	<i>Use GSF Criteria</i>	1
Showers	*17 fixture units	1
Parking Garage	*17 fixture units	1
Correction Facility (e.g., prison)	-	-
Inmates	3 inmates	1
Guards	14 people	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Shooting Range (6 feet/lane); <i>See Section 5.2.1.7 for discount</i>	6 lanes	1
Showers (employee)	*17 fixture units	1
Court Room	1650 square feet	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1

Business Type	Parameter	SAC
Dialysis Center (See <i>Clinic</i> in addition to the dialysis charge below)	<i>Use GSF Criteria</i>	-
Calculate the number of gallons for dialysis as follows: Dialysis – number of chairs x gallons/treatment x number of treatments/day + Dialyzer – number of chairs x gallons/treatment x number of treatments/day + Filters – number of filters x gallons/filter + Regeneration/Backwash – number of units x gallons/unit + <u>RO Reject – number of units x gallons/unit</u> Total number of gallons for SAC calculation	274 gallons	1
Drive-In Restaurant	9 parking spaces	1
Elderly Housing (Includes Assisted/Independent Living, 55+ Apartment, and Memory Care)	-	-
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Loading Dock	7000 square feet	1
Parking Garage	*17 fixture units	1
Guest Unit (With washer/dryer)	1 unit	1
Guest Unit (No washer/dryer)	1 unit	0.80
Guest Unit (No kitchen and no washer/dryer)	1 unit	0.50
Nursing Home	2 beds	1
No washer/dryer in any unit (<i>see formula below to determine number of residents</i>)	3 residents	1
Washer/dryer in unit (<i>see formula below to determine number of residents</i>)	2.5 residents	1
Calculate the number of residents as follows: Number of efficiency units x 1.0 resident/unit + Number of one-bedroom units x 1.5 residents/unit + Number of two-bedroom units x 2.0 residents/unit + <u>Number of three-bedroom units x 3.0 residents/unit</u> Total number of residents for SAC calculation	-	-
Exhibit Hall (<i>See Museum</i>)	-	-
Fairgrounds (For an open area without fixed limit of attendance and with buildings that have facilities connected to sanitary sewer)	<i>Contact MCES</i>	-
Fire Station	-	-
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Washing Machine (Residential-type, limited use)	*17 fixture units	1
Hose Tower	1 tower	1
Vehicle Washing (3.5 gallons per minute x 20 minutes x number of vehicles)	274 gallons	1
Full time, overnight people (75 gallons/person)	274 gallons	1
Volunteer (occasional overnight stays)	14 volunteers	1
Showers	*17 fixture units	1
Floor Drains	*17 fixture units	1

Business Type	Parameter	SAC
Game Room (e.g., billiards, video, pinball games and outdoor games; If area does not have a clear separation of space and has food or drink, calculate at <i>Food & Drink GSF criteria</i>)	-	-
With liquor	590 square feet	1
Without liquor	2060 square feet	1
Golf Course/Dome <i>See Section 5.2.1.7 for discount</i>	-	-
18 hole	1 course	3
9 hole	1 course	2
Miniature Golf	1 course	3
Office	2400 square feet	1
Meeting	1650 square feet	1
Retail/Pro Shop	3000 square feet	1
Country Club Dining Room (members only; used evenings and weekends only; If open more hours, calculate at <i>Food & Drink GSF criteria</i> ; Includes the gross square feet of the kitchen, wait area, kitchen/bar storage, seating area, and bathroom designated for the dining room)	450 square feet	1
Warehouse/Storage	7000 square feet	1
Showers/Locker Room	*17 fixture units	1
Cart Washing	1 bay	3
Tennis Courts	1 court	2
Fitness (e.g., weights, workout, track, handball/racquetball, etc.)	<i>Use GSF Criteria</i>	-
Barber/Salon Spa	<i>Use GSF Criteria</i>	-
Massage	<i>Use GSF Criteria</i>	-
Golf Dome or Driving Range	6 stations	1
Greenhouse	-	-
Area not open to the public (e.g., employees only)	15,000 square feet	1
Area open to the public	3000 square feet	1
Group Home	-	-
Secondary treatment (residents leave during the day)	5 beds	1
Primary treatment (residents stay all day)	3 beds	1
Hangars (Corporate/Commercial)	<i>Contact MCES</i>	-
Hangars (Private/Individual Aircraft)	1 hangar	1
Plane/Vehicle Washing (3.5 gallons per minute x 20 minutes x # of Bays)	274 gallons	1

Business Type	Parameter	SAC
Hospital	-	-
Licensed beds or baby cribs	1 bed/crib	1
Sleep Center	5 beds	1
Clinic (outpatient)	<i>Use GSF Criteria</i>	-
Food & Drink (e.g., cafeteria, coffee shop)	<i>Use GSF Criteria</i>	-
Office (administration)	2400 square feet	1
Meeting (administration)	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Showers (employee use only)	*17 fixture units	1
Laundromat (number of gallons of water per cycle x 8 cycles/day x # of washers of each type)	274 gallons	1
Marina (Dumping Station)	1 station	1
Areas Open to Public	<i>Contact MCES</i>	-
Meals to Go (prepared bulk meals)	-	-
# meals prepared in one day x 1.5 gallons/meal (<i>no dishwashing</i>)	274 gallons	1
Memory Care (see <i>Assisted Living</i>)	-	-
Mini-Storage	-	-
Apartment	1 apartment	1
Public Area/Storage	*17 fixture units	1
Mobile Home	1 unit	1
Motel and Hotel (no charge for pool/saunas, game rooms, or fitness used by guests only)	-	-
Hotel Room	2 rooms	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Parking Garage	*17 fixture units	1
Banquet	<i>Use GSF Criteria</i>	1
Food & Drink (non-complimentary)	<i>Use GSF Criteria</i>	1
Breakfast only (complimentary; includes the gross square feet of the kitchen, prep, storage, seating area, and designated bathrooms; if no kitchen there is no charge)	1350 square feet	1
Kitchenette (number of kitchenettes x 10 gallons/day)	274 gallons	1

Business Type	Parameter	SAC
Museum	-	-
Exhibit Hall (gross square feet x 45% usable space @ 7 square feet/person)	64 people	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Banquet	<i>Use GSF Criteria</i>	1
Food & Drink	<i>Use GSF Criteria</i>	1
Process Discharge	<i>Contact MCES</i>	-
Nursing Home (<i>See Assisted Living</i>)	-	-
Parking Garage (if connected to sanitary sewer)	*17 fixture units	1
Vehicle Washing	1 bay	3
Park Building <i>See Section 5.2.1.7 for discount</i>	*17 fixture units	1
Swimming Pool/Hot Tub	900 square feet	1
Splash Pads	<i>Contact MCES</i>	-
Private Vehicle Storage and Maintenance Bays	-	-
Private Vehicle Storage Garage & Maintenance Bays	7000 square feet	1
Vehicle Wash (3.5 gallons/minute x 15 minutes x # of bays)	274 gallons	1
Community Building	-	-
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Storage	7000 square feet	1
Banquet	<i>Use GSF Criteria</i>	1
Shower	*17 fixture units	1
Process Discharge	<i>Contact MCES</i>	-
Restaurant – Drive-In	9 parking spaces	1
Food & Drink – Outdoor	1200 square feet	1
Roller Rink (skating area only)	825 square feet	1
Concessions	*17 fixture units	1
Rooming House (no food service)	7 beds	1
RV Dumping Station (not in association with campgrounds)	1 station	1
Shooting Range (rifle and handgun ranges, 6 feet/lane); <i>See Section 5.2.1.7 for discount</i>	6 lanes	1
Tennis Court (non-Residential); <i>See Section 5.2.1.7 for discount</i>	-	-
Shower facilities available	1 court	2
No showers available	5 courts	1

Business Type	Parameter	SAC
Theater	-	-
One show per day	110 seats	1
More than one show per day	64 seats	1
Non-Fixed Theater Seating	350 square feet	1
Drive-in Theater (parking spaces)	55 spaces	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Loading Dock	7000 square feet	1
Food & Drink (with customer seating, inside ticketed area)	*17 fixture units	1
Food & Drink (with customer seating, outside ticketed area)	<i>Use GSF Criteria</i>	-
Treatment Center (<i>includes nursing care; inpatient only</i>)	-	-
Inpatient Beds	2 beds	1
Office	2400 square feet	1
Meeting	1650 square feet	1
Warehouse/Loading Dock	7000 square feet	1
Parking Garage	*17 fixture units	1
Guest Unit (with kitchen and washer/dryer)	1 unit	1
Guest Unit (no washer/dryer)	1 unit	0.80
Guest Unit (no kitchen and no washer/dryer)	1 unit	0.50
Vehicle Service (50% or more of building is warehouse/storage)	-	-
Office	2400 square feet	1
Meeting	1650 square feet	1
Retail	3000 square feet	1
Service Bays – Fast Service (fewer than 4 hours per vehicle)	2 bays	1
Service Bays – Major Service (4 or more hours per vehicle)	14 bays	1
Warehouse/Storage	7000 square feet	1
Vehicle Drivers	28 drivers	1
Vehicle Washing	1 bay	3
Shower	*17 fixture units	1
Floor Drains	*17 fixture units	1
Vichy Showers	-	-
Vichy Shower – 4 shower heads or fewer per treatment station	1 treatment station	4
Vichy Shower – 5 or more showers heads per treatment station	1 treatment station	8
Water Treatment Plants	<i>Contact MCES</i>	-

***Asterisks in Appendix A denote facilities whose Determinations are based on fixture units, as described below:**

Type of Fixture (including rough-ins)	Fixture Unit Value (f.u.)
Bath Tub	17
Drinking Fountain	1
Floor Drain (1 f.u. per inch drain)	-
2" waste	2
3" waste	3
4" waste	4
Shower	-
Stall (Public/Multi-User)	17
Stall (Private/Single-User)	2
Gang Shower Head	1 per head
Sinks	-
Exam Room; Bathroom (per sink)	1
Breakroom (per sink)	2
Procedure; Others (per basin)	2
Surgeon (per basin)	3
Janitor; Service (per sink)	3
Trench Drain (per each 6-foot section)	2
Urinal	3
Washing Machine (limited use, residential-type)	2
Water Closet	6