2101 Commonwealth Blvd, Suite B
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5.01.1: MM SPACE GUIDELINE

Note: The net square footages included below are MM standards for new construction and major renovations, and are subject to variability based on programmatic requirements. The size of medical and other equipment, the overall size of the facility, and the nature of the procedures and work will impact the final required size for many of these spaces. Spaces noted with an asterisk (*) are highly variable. Spaces noted with an pound (#) refer to 5.4.1 for further information, note this based on inpatient or heavy patient equipment; telecom requirements for outpatient clinics and offices may be different.

Space Description	Area (NSF)	
Vestibule	200-300	*
Building Reception (per person, not including equipment or circulation)	60	
Wheelchair storage	100	*
Security	100	*
Entrance Attendant/Valet	100	*
Vending	250	*
Unisex/Family Restroom/Private restroom	60	
Public Restrooms (code dependent)	TBD	*
Check In/Check Out Station (each, not including equipment, circulation or files)	60	
Waiting Room (per person)	20	
Intake (each)	100	*
Consultation Room	120	
MA Station (per person)	60	
Team Room, Nurse Workroom (per person)	40	
Blood Draw or Allergy Shot (each bay, not including circulation or work spaces)	60	
Private Blood Draw	100	
Laboratory	TBD	*
Infusion or Dialysis Bay (Each)	120	*
Infusion Pharmacy	TBD	*
Procedure Room IC Type 1 (i.e. Operating Room/ Class-C Surgery)	600	*
Procedure Room IC Type 2 (i.e. Minor Surgical Procedure)	400	*
Procedure Room IC Type 3 (i.e. Angiography/ Class-B Surgery)	400400-800 +	*
Procedure Room IC Type 4 (i.e. Treatment/ Class-A Surgery)	250	*
Procedure Room IC Type 5 (i.e. General Endoscopy)	250	*
Procedure Room IC Type 6 (i.e. Bronchoscopy)	250	*
Procedure Room IC Type 7 (i.e. Needle Guided)	250	*
Procedure Room IC Type 8 (i.e. Exam Room)	120	

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Scrub alcove	30	
Stretcher alcove	25	
Crash Cart alcove	15	

Biomedical Workroom	TBD	*
Sterile Supply	TBD	*
Central Sterile Reprocessing	TBD	*
Decontamination	TBD	*

Patient Holding/Pre Op/PACU/ Observation Bay (each, not including circulation)	120	
Trauma Bay	250	*
Medications Rooms	80-150	*
Nourishment Room	100	*
Clean Supply	80-120	*
Soiled Holding	80	*
Soiled Utility	120	*
Equipment Storage	200	*

Typical Stand Alone Unisex Radiology Changing Room, including lockers and bench	60	
Changing Cubicle (each)	30	
Patient Lockers	100	*
Gowned Waiting (separated by gender, per person)	20	
Radiology Reading (per workstation, not including circulation)	50	

MRI Prep	300	*
MRI Imaging	550-600	*
MRI Control	200-250	*
MRI Equipment	250-300	*
CT Prep Room	220	*
CT Imaging	500	*
CT Control	200-250	*
Nuclear Medicine Imaging	450-500	*
Nuclear Medicine Equipment	80-100	*
Nuclear Medicine Control	200-250	*
Interventional Radiology Imaging and Equipment	800+	*
Interventional Radiology Control	200-250	*
X-ray Imaging and Control	150-180400-450	*
Mammography Imaging and Control	150-180	*
Ultrasound Imaging	150-180	*
Ultrasound Imaging and Procedure	280-300	*
Ultrasound Quality (for up to 2 US rooms)	100	*

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Note: Inclusion of a UPS (Uninterruptible Power Supply) or a Power Conditioner will increase the size of the imaging equipment room.

Linear Accelerator	650	*
Linear Accelerator Control Area	400200	*
RT Mold Shop	TBD	*

Pulmonary Function Testing (per bay)	140	*
Echo Lab	180	*
Sound booth	150	*
Control booth	100	*
EMG	160	*
Ortho Cast Room	180	*

Hospital Director, Senior AHD, Department Chair	200	
Clinical Services Chief, AHD, Director	150	
Associate Administrator, Dept. Head, Faculty	100	
Psych Faculty, and other patient consultation offices	120	
Supervisor, Clinician, Head Nurse	100	
Admin Assistant, Call Center, Clerical (in open office)	60	
Two person office	120	
Three person office	180	
Hoteling, Study Carrel or Charting Station (per person)	30	
Classroom or Conference (per person, not including AV)	20	
Copy/Print/Mail Room	120	*

Loading Dock	TBD	*
Hazardous Waste Holding	TBD	*
Delivery processing	TBD	*
Recycling	TBD	*
Janitors Closet	80	*
Housekeeping support (supply storage, workstation(s))	TBD	*
Building Entrance Telecom Room (up to 20,000 BGSF)	130	* #
Communications Room (each, one per floor, one per 10,000 GSF)	130	#

On Call Room (including bathroom)	160	
Staff Lounge (minimum, for small department)	100	*
Staff Lockers (minimum, for small department)	100	*
Staff Lactation (per person)	50	

Inpatient Family Centered Care Private Room	250	*
Intensive Care Unit Room	280	*
Neonatal Intensive Care Private Room	200	*

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Mechanical	TBD	*
Electrical Rooms	TBD	*

Department Gross Square Feet (DGSF) = Total Net Square Feet (NSF) x 1.45
Building Gross Square Feet (BGSF) = DGSF x 1.25