

EXPECTED USEFUL LIFE TABLE

SITE SYSTEMS 50+ = "long-lived" systems		FAMILY CONSTR.	ELDERLY CONSTR.	ACTION = REPLACE UNLESS NOTED
Basketball Courts		15	25	Fence only
Built Improvements (playgrounds/site furniture)		20	20	
Catch Basin		40	40	
Cold Water and Sewer Lines		40	40	
Compactors		15	15	
DHW/Supply/Return		30	30	
Dumpsters		10	10	
Dumpster Enclosures		10	10	
Earthwork		50+	50+	
Electrical Distribution Center		40	40	
Emergency Generator		15	15	
Fencing				
	Chain Link	40	40	
	Wrought iron	50+	50+	
	Stockade	12	12	
	Post & Rail	25	25	
Gas Lines		40	40	Resurface Pave with asphalt or concrete
Heating Supply/Return		40	40	
Incinerators		50+	50+	
Irrigation Syatems		30	30	
Lift Station		50	50	
Mail Facilities		10	10	
Landscaping		50+	50+	
Parking				
	Asphalt	25	25	
	Gravel	15	15	
Pedestrian Paving				
	Bituminous	15	15	
	Concrete	30	30	
Retaining Walls				
	Concrete	20	20	
	Masonry	15	15	
	Wood	15	15	
	Stone	15	15	
Roadways				Seal Resurface Pave with asphalt or concrete
	Asphalt (sealing)	5	5	
	Asphalt	25	25	
	Gravel	15	15	
Sanitary Treatment		40	40	
Site Electrical Main		40	40	
Site Gas Main		40	40	
Site Lighting		25	25	
Site Power Distribution		40	40	

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Site Sanitary Lines		40	40	
Site Sewer Main		40	40	
Site Water Main		40	40	
Storm Drain Lines		40	40	
Swimming Pool				
	Deck	15	15	Resurface
	Mech'l Equipment	10	10	
Tennis Courts		15	15	Resurface
Transformer		30	30	
Water Tower		50+	50+	
BUILDING ARCHITECTURE 50+ = "long-lived" systems		FAMILY CONSTR.	ELDERLY CONSTR.	ACTION = REPLACE UNLESS NOTED
Appurtenant Structures				
	Porches	50	50	Paint @ 5 years
	Wood Decks	20	20	Paint @ 5 years
	Storage Sheds	30	30	Paint @ 5 years
	Greenhouses	50	50	
	Carports	40	40	
	Garages	50+	50+	
Basement Stairs		50+	50+	
Building Mtd. Exterior Lighting		10	10	
Building Mtd. HID Lighting		10	20	
Bulkheads		10	20	
Canopies				
	Wood/Metal	40	40	Replace
	Concrete	20	20	Re-roof
Ceilings, exterior or open		5	5	Paint
Chimney		25	25	Paint
Common Area Doors		50+	50+	
Common Area Floors				
	Ceramic/Tile/ Terrazzo	50+	50+	Replace
	Wood (Strip/Parquet)	30	30	Replace/sand & finish
	Resilient Floor (tile/sheet)	15	15	Replace
	Carpet	7	7	Replace
	Concrete	50+	50+	
Common Area Railings		20	20	
Common Area Ceilings				
	Concrete	50+	50+	Paint 5-8 years
	Acoustic Tile/DW/Plaster	10	10	Replace
Common Area Countertop/sink		20	20	

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BUILDING ARCHITECTURE 50+ = "long-lived" systems		FAMILY CONSTR.	ELDERLY CONSTR.	ACTION = REPLACE UNLESS NOTED
Common Area Dishwasher		15	15	
Common Area Disposal		5	5	
Common Area Walls		15	25	Paint 5-8yrs
Exterior Common Doors				
	Aluminum & Glass	30	30	Door Only
	Solid Core (wood or metal)	25	25	Door Only
	Automatic	15	30	Door & Mechanism
Exterior Stairs				
	Wood	10	20	Replace
	Filled metal pan	30	30	Replace
	Concrete	50+	50+	Replace
Exterior Unit Doors		10	15	Replace
Exterior Walls				
	Cementitious (mfg) siding	20	20	Prep & Paint
	Brick or block	40	40	Repoint
	Stone veneer (brownstone)	20	20	Waterproof & Caulk
	Glass Block	15	15	Recaulk
	Granite block	40	40	Repoint
	Metal/glass curtainwall	10	10	Recaulk
	Precast Concrete panel	30	30	Recaulk
	Vinyl siding	10	15	Replace
	Wood siding/shingles	10	15	Prep & Paint/Stain
	Plywood/stucco	5	10	Prep & Paint/Stain
Fire escapes		40	40	Resecure
Foundations		50+	50+	
Hatches/Skylights				
	Access hatch	30	30	
	Smoke hatch/skylight	50+	50+	
Insulation/Wall		50+	50+	
Interior Lighting		15	25	
Interior Railings		15	20	
Kitchen Cabinets (wood construction)		15	20	
Local HVAC				
	Electric fan coil	20	20	
	Electric heat/AC	15	15	
	Gas furnace/split DX AC	20	20	
	Heat pump w/suppl.electric	15	15	
	Heat pump water source	20	20	
	Hydronic fan coil	30	30	
	Hydronic heat/electric AC	20	20	
Mail Facilities		10	30	
Parapet Wall		50+	50+	
Penthouse		25	25	New Door & Pointing

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BUILDING ARCHITECTURE 50+ = "long-lived" systems	FAMILY CONSTR.	ELDERLY CONSTR.	ACTION = REPLACE UNLESS NOTED
Public Bathroom Accessories	7	7	Repaint
Public Bathroom Fixtures	15	15	
Radiation			
Hydronic (basebd or freestand)	50	50	
Electric Baseboard	25	25	
Electric Panel	20	20	
Roof Railings	10	10	
Refrigerator, common area	10	15	
Residential Galss Doors			
Sliding	10	15	
French	20	30	(Subject to Waiver) (Subject to Waiver)
Roof Covering			
Wood shingles	20	20	
Asphalt shingles	20	20	
Built up (BUR)	20	20	
Membrane	20	20	
Preformed metal	40	40	
Shingles (slate, tile, clay etc)	30	30	Replace Replace
Roof Drainage Exterior (gutter & fascia)	10	25	
Roof Drainage Interior (drain covers)	30	30	
Roof Structure	50+	50+	
Slab	50+	50+	
Service Doors	25	25	Repair/Repaint Replace
Soffits			
Wood	5	5	
Aluminum or vinyl	10	15	Door only
Stair Structure	50+	50+	
Storm/Screen Doors	7	15	
Storm/Screen Windows	10	20	
Waterproofing Foundation	50+	50+	
Window Security	15	25	
Windows (frames & glazing)	20	30	
Wood Floor Framing	20	20	
Bath Accessories	10	15	
Bath Fixtures (sink, toilet, tub)	15	20	
Closet Doors	10	20	
Countertop & Sink	10	20	
Dishwasher	10	15	
Disposal	5	8	
Electric Fixtures	10	20	
Hallway Door	15	30	
Heat Detectors	20	20	

EXPECTED USEFUL LIFE TABLE			
DWELLING UNITS 50+ = "long-lived" systems	FAMILY CONSTR.	ELDERLY CONSTR.	ACTION = REPLACE UNLESS NOTED
Interior Doors	15	30	Door only
Interior Stairs	30	30	
Kitchen Cabinets (wood construction)	20	25	
Living Area Ceilings			
Concrete	50+	50+	Replace (Paint 5-8yr)
Acoustic Tile/DW/Plaster	10	20	
Living Area Floors			
Ceramic/Tile/Terrazzo	20	30	Replace
Wood (strip/parquet)	15	20	Replace part/refinish
Resilient Flooring	10	15	Replace
Carpet	7	10	Replace
Concrete	50+	50+	Replace
Living Area Walls	20	30	Replace (Paint 5-8yr)
Local HVAC			
Electric fan coil	20	20	
Electric heat/AC	15	15	
Evap. condensor (swamp cooler)	20	20	
Gas furnace, split DX AC	20	20	
Heat pump w/suppl. electric	15	15	
Heat pump, water source	20	20	
Hydronic fan coil	30	30	
Hydronic heat/electric AC	20	20	
Range	15	20	
Rangehood	10	15	
Refrigerator	10	15	
Smoke/Fire Detectors	5	10	
Unit Air Conditioning	10	15	
Unit Electric Panel	50+	50+	
Unit Level Boiler	25	25	
Unit Buzzer/Intercom	20	30	
Unit Level DHW	10	10	
Unit Level Hot Air Furnace	25	25	
Unit Radiation			
Hydronic or steam (baseboard or freestanding)	30	30	
Electric Baseboard	25	25	
Unit Vent/Exhaust	15	15	
Unit Wiring	30	30	
Vanities (wood construction)	10	20	
Window covering	3 (20yr)	3 (20yr)	Material/user specific

EXPECTED USEFUL LIFE TABLE			
MECHANICAL/ELECTRICAL 50+ = "long-lived" systems	FAMILY CONSTR.	ELDERLY CONSTR.	ACTION = REPLACE UNLESS NOTED
Central Unit Exhaust, roof mtd	15	15	Rebuild interior
Chilled Water Distribution	50+	50+	
Chilling Plant	15	25	
Compactor	15	15	
Cooling Tower	25	25	
Electrical Switchgear	50+	50+	
Electrical Wiring	30	30	
Elevator, Controller, dispatcher	15	20	
Elevator, Cab	15	20	
Elevator, Machinery	30	30	
Elevator, Shaftway Doors	20	30	Replace gibs & rollers
Elevator, Shaftways			
Hoist rails, cables, travelling	25	25	Resleeve piston
Hydraulic piston & levelling	25	25	
Emergency Alarm System			
Call Station	10	15	
Emergency Generator	35	35	
Emergency Lights	8	10	Battery operated
Evaporative Cooler	15	15	
Fire Pumps	20	20	Pump motor
Fire Suppression	50+	50+	Piping
Gas Distribution	50+	50+	Piping
Heat Sensors	15	15	
Heating Risers & Distribution	50+	50+	
Heating Water Controller	15	15	
Hot & Cold Water Distribution	50	50	
HVAC			
Cooling only	15	15	
Heat only	15	15	
Heating & Cooling	10	15	
Master TV System	10	10	
Outdoor Temperature Sensor	5	10	
Sanitary Waste & Vent System	50+	50+	
Sewage Ejectors	50	50	
Buzzer/Intercom, central panel	10	15	
Smoke & Fire Detection System, central panel	15	15	
Sump Pump			
Residential	7	7	Replace
Commercial	15	15	Replace motor
Water Softening & Filtration	15	15	
Water Tower	50+	50+	
Boiler Room Equipment			
Blowdown & Water Treatment	25	25	
Boiler Room Pipe Insulation	w/boiler	w/boiler	

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Boiler Room Piping	w/boiler	w/boiler	Repack valves
Boiler Room Valves	15	15	
Boiler Temperature Controls	w/boiler	w/boiler	
Boilers			
Oil-fired, sectional	22	22	
Gas/dual fuel, sectional	25	25	
Oil/gas/dual fired, low MBH	30	30	
Oil/gas/dual fired, high MBH	40	40	Replace Replace motor Replace fan/preheater
Gas fired atmospheric	25	25	
Electric	20	20	
Building Heating Water Temperature Controls			
Residential	12	12	
Commercial	15	15	
Combustion Air			
Duct w/fixed louvers	30	30	
Motor louver & duct	25	25	
Make-up air	25	25	
Compressors	15	15	
Condensate & Feedwater			
Feedwater only (hydronic)	10	10	
Condensate & feedwater (stea	w/boiler	w/boiler	
DHW Circulating Pumps	by size	by size	Replace Point Tank Lining
DHW Generation			
Tank only, dedicated fuel	10	10	
Exchanger in storage tank	15	15	
Exchanger in boiler	15	15	
External tankless	15	15	
Instantaneous	10	10	
DHW Storage Tanks			
Small (up to 150gals)	12	12	
Large (over 150gals)	7	7	
Domestic Cold Water Pumps	15	15	
Fire Supression	50+	50+	
Flue Exhaust	w/boiler	w/boiler	
Free Standing Chimney	50+	50+	Replace collectr panels
Fuel Oil Storage	25	25	
Fuel Transfer System	25	25	
Heat Exchanger	35	35	
Heating Water Circulating Pumps	by size	by size	
Line Dryers	15	15	
Motorized Valves	12	12	
Outdoor Temp Sensor	10	10	
Pneumatic lines & Controls	30	30	
Purchased Steam Supply Station	50+	50+	
Solar Hot Water	20	20	