

Nominal Life Expectancy for Building Components

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A. HVAC	YEARS
a. Air Conditioner	
i. Window Unit	10
ii. Residential Single or Split Package	15
iii. Commercial Through-the-Wall	10
iv. Water-Cooled Package	15
v. Computer Room Unit	15
b. Air Handling Units	
i. Built-Up	30
ii. Packaged	25
c. Heat Pumps	
i. Residential Air-to-Air	12
ii. Commercial Air-to-Air	15
iii. Commercial Water-to-Air	18
d. Roof-Top Air Conditioners	
i. Single Zone	15
ii. Multi-zone	15
iii. VAV	15
e. Boilers, Hot Water	
i. Steel Water-Tube	24
ii. Steel Fire-tube	25
iii. Cast Iron	35
iv. Electric	15
f. Boilers, Steam	
i. Steel Water-Tube	28
ii. Steel Fire-Tube	25
iii. Cast Iron	30
iv. Electric	15
v. Burners	18
g. Furnaces	
i. Gas Fired	18
ii. Oil Fired	18
h. Unit Heaters	
i. Gas	13

ii. Electric	10
iii. Hot Water	20
iv. Steam	19
i. Radiant Heaters	
i. Electric	10
ii. Hot Water	25
iii. Gas	18
j. Air Terminals	
i. Diffusers, Grilles, Registers	27
ii. Induction Units	25
iii. Fan-Coil Units	20
iv. VAV Boxes Cooling Only	25
v. CAV Boxes	25
vi. Double Duct Boxes	25
vii. Fan Powered VAV Boxes	17
viii. Variable Volume Temperature Boxes	15
k. Air Washers	15
l. Ductwork	30
m. Dampers	20
n. Fans	
i. Centrifugal	25
ii. Axial	20
iii. Propeller	15
iv. Ventilating Roof-Mounted	20
o. Coils	
i. Direct Expansion	18
ii. Water	18
iii. Steam	22
iv. Electric	12
p. Heat Exchangers	
i. Commercial – Shell and Tube	
1. Steam to Domestic Water	13
2. Steam to Heating Water	20
3. Water to Domestic Water	20
4. Water to Water	25

ii. Residential Immersion Coil	25
iii. Plate and Frame	25
q. Reciprocating Air Compressors	15
r. Package Chillers	
i. Reciprocating	20
ii. Centrifugal	28
iii. Absorption	30
iv. Screw	20
v. Scroll	15
s. Cooling Towers	
i. Galvanized Metal	18
ii. Wood	20
iii. Ceramic	34
iv. Fiberglass	35
t. Condensers	
i. Air-Cooled	20
ii. Evaporative	15
u. Insulation	
i. Molded	20
ii. Blanket	24
v. Pumps	
i. Base Mounted	25
ii. Pipe Mounted	10
iii. Sump-Submerged	10
iv. Well-Submerged	10
v. Condensate	15
w. Reciprocating Engines	
i. Continuous Service	5
ii. Back-Up Service	20
x. Steam Turbines	30
y. Electric Motors	18
z. Motor Starters	20
aa. Electric Transformers	
i. Oil-Filled	30
ii. Dry Type	30

bb. Controls	
i. Pneumatic	18
ii. Electric	20
iii. Electronic	20
iv. Computer-Direct Digital Controls	20
cc. Valve Actuators	
i. Hydraulic	15
ii. Pneumatic	20
iii. Self-Contained	10
dd. Damper Actuators	
i. Pneumatic	20
ii. Electric	18
ee. Heating and Cooling Piping System	30

B. Elevator/Escalator

a. Elevator	
i. Hydraulic	
1. High Use	15
2. Low Use	35
ii. Gearless Traction	50
iii. Geared Traction	
1. High Use	20
2. Low Use	35
iv. Cab Interior Finish	10
v. Carpet – Cab	0.5
b. Escalator	40
c. Controllers – Computer Based	20
d. Elevator Door Operations	20

C. Plumbing

a. Hot Water Heaters	
i. Electric	10
ii. Oil Fired	10
iii. Gas Fired	10
b. Flush Valves	12
c. Fixtures - Commercial	
i. Faucets	7
ii. Water Closets	30
iii. Urinals	30
iv. Sinks	30
d. Pumps	
i. Base Mounted	25
ii. Pipe Mounted	10
iii. Sewage Ejector	10
iv. Sump-Submerged	10
v. Well-Submerged	10
e. Backflow Preventers	5
f. Domestic Water Piping System	30

D. Roofing

a. 4-Ply Built-Up	
i. Asphalt	
1. Flat (dead level)	18
2. Sloped (1/4 " per foot)	25
ii. Cold Tar	35
iii. Hot Applied Rubberized Asphalt	30
(Protected Membrane Assembly)	
b. Ply Modified Bitumen (Mopped Down)	
i. Flat (dead level)	15
ii. Sloped (1/4" per foot)	20
c. Single Ply	
i. EPDM	
1. Flat (dead level)	5
2. Sloped (1/4" per foot)	20
ii. Thermoplastic (Hypalon, PVC)	15
iii. Modified Bitumen (Touched On)	
1. Flat (dead level)	10
2. Sloped (1/4" per foot)	15
d. Metal	
i. Structural Roof Panels (Prefinished Galv. Steel)	25
ii. Pre-manufactured Architectural Roof Panels (Alum or Galvanized Steel)	25
iii. Custom Fabricated Standing Seam Roofing (Copper, Lead Coated Copper, Terne Coated Stainless Steel)	75
iv. Custom Fabricated Flat Seam (Copper, Lead Coated Copper, Terne Coated Stainless Steel)	50
e. Asphalt Shingles	
i. 15 Year	15
ii. 20 Year	20
iii. 25 Year	25
iv. 30 Year	30
f. Slate	

i. S-1	100
ii. S-2	75
iii. S-3	50
g. Clay/Concrete Tile	50+
h. Spray-On Polyurethane Foam Roofing	10

E. Electrical

a. Electric Motors	18
b. Electric Transformers	
i. Oil Filled	30
ii. Dry Type	30
c. Motor Control Center	30
d. Uninterrupted Power Supply	
i. Battery	10
ii. Rotary	15
e. Batteries	5
f. Main Service Panels	30
g. Sub Panels	
i. 120/280 V	30
ii. 277/480 V	30
h. Circuit Breakers	30
i. Light Fixtures	20
j. Emergency Engine Generator Set	20
k. Ground Fault Switch	30

F. Fire Life Safety, Access Control, Security System

a. Fire Alarm	15
b. Fire Pumps	25
c. Sprinklers	25
d. Security System	10
e. Access Control System	10
f. CCTV	
i. Monitors	5
ii. Pan & Tilt Motors	5
iii. Cameras – Tube	2
iv. Cameras – Chip	6
v. Computer Control	10
vi. Standby Power Supply – Battery	5

G. Interior Finishes

a. Flooring	
i. Vinyl	
1. Tile	12
2. Sheet	12
ii. Carpet – Common Area	
1. Broad Loom	6
2. Carpet Tiles	6
3. Loop Pile	7
iii. Epoxy	15
iv. Ceramic Tile	20
v. Stone	
1. Granite	75+
2. Marble	50
3. Slate	50
vi. Terrazzo	50
vii. Wood	15
viii. Concrete	50
b. Walls	
i. Plaster/Drywall with skim coat	30
ii. Vinyl Wall Covering	10
iii. Paint	5
iv. Wall Paper	4
v. Epoxy (two part)	7
vi. Fabric	5
vii. Wood	15
c. Ceilings	
i. Plaster/Drywall with skim coat	30
ii. Suspended	
1. Spline System	20
2. Lay-In System	25
3. Ceiling Tiles	13
iii. Metal	25
iv. Wood	30
d. Door Hardware	

i. Entry Lock sets	10
ii. Door Closures	10
iii. Coordinating Door Mechanism	7
iv. Handicap Door Opener	10
v. Rollup Door (Commercial)	15
vi. Rollup Door (Industrial)	20

H. Structural

a. Steel	Life of Building
b. Concrete	Life of Building
c. Wood	30
d. Facade	
i. Brick, Block and Stone	Life of Building
ii. Concrete – Poured in Place	Life of Building
iii. Metal Curtain Wall	40
iv. Glass Curtain Wall	30
v. Precast Panels	35
vi. Stone Veneer	35
vii. Windows	30

I. Parking Decks

a. Underground Structures

Life of Building

b. Outside

i. Exposed

30

ii. Covered

40