

Building Condition

The condition of the facility must be placed in one of the following categories.

Category Code	Description
#1	Satisfactory
	Suitable for continued use with normal maintenance.
#2	Remodeling—A
	Requires restoration to present acceptable standards without major room use changes, alterations, or modernization.
	Last restoration to acceptable standards was 12 to 17 years.
#3	Remodeling—B
	Requires major updating or modernization of the building.
	Last major updating or modernization was 18 to 34 years.
#4	Remodeling—C
	Requires major remodeling of the building.
	Last major remodeling was greater than 34 years.
#5	Demolition
	Should be demolished or abandoned because the building is unsafe, structurally unsound, or not cost effective to remodel.
#6	Termination
	Planned termination or relinquishment of occupancy for reasons other than unsafeness or structural unsoundness, such as abandonment of temporary units or vacating of leased space.

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Suggest Average Useful Life of Building Components

Item	Years	Item	Years
I. Major construction—primary structure		II. Secondary structure	
A. Foundation.....	50	A. Ceilings	
B. Exterior walls		1. Plaster.....	35
a. Reinforced concrete frame		2. Gypsum board.....	35
1. Masonry exterior		3. Acoustic tile.....	15
(a) Heavy.....	45	B. Interior partitions	
(b) Light and medium.....	40	1. Plaster.....	35
b. Steel frame		2. Gypsum board.....	35
1. Masonry exterior		3. Wood.....	35
(a) Heavy.....	45	4. Masonry.....	45
(b) Medium.....	35	C. Windows	
(c) Light.....	30	1. Metal frame.....	15
2. Metal exterior		2. Wood frame.....	15
(a) Heavy.....	30	D. Doors	
(b) Medium.....	25	1. Metal.....	15
(c) Light.....	20	2. Wood.....	15
c. Wood frame		3. Metal frame.....	15
1. Masonry exterior		4. Wood frame.....	15
(a) Heavy.....	35	III. Electrical and mechanical service equipment	
(b) Medium.....	25	A. Electrical systems	
2. Metal exterior		1. Lighting systems	
(a) Heavy.....	30	a. Conduit and wire.....	20
(b) Medium.....	25	b. Fixtures.....	15
(c) Light.....	20	c. Flood lighting.....	15
3. Wood exterior		2. Power feed wiring	
(a) Heavy.....	25	a. Bus duct.....	25
(b) Light and medium.....	20	b. Capacitor.....	20
C. Floors		c. Power feed wiring mains.....	25
a. Wood.....	35	d. Switchboards.....	20
b. Concrete.....	45	e. Switch units.....	20
c. Metal.....	40	3. Transformers	
D. Roof		a. Wet type.....	20
a. Structure		b. Dry type.....	15
1. Wood.....	35	B. HVAC systems	
2. Concrete.....	45	1. Air conditioning systems	
3. Metal.....	40	a. Central, including ducts and piping.....	15
b. Covering		b. Window type.....	10
1. Built up.....	25	c. Cooling towers.....	15
2. Rubber.....	15		
3. Elastomeric.....	10		
4. Metal.....	20		

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Item	Years
2. Heating systems	
a. Furnaces and boilers	20
b. Radiators, convectors, and piping	20
c. Unit heaters, gas and steam piping	20
d. Unit heaters—electrical.....	15
3. Ventilating systems, including fans and exhausters	15
C. Plumbing systems	
1. Drinking water systems.....	15
2. Fixtures.....	20
3. Piping	
a. Cast iron waste	35
b. Concrete	30
c. Copper.....	30
d. Plastic.....	20
e. Steel	20
f. Vitrified tile	30
4. Sprinkler systems	
a. Wet and dry systems	30
b. Fire pumps.....	20
(1) Hose housings	
(a) Wood.....	15
(b) Steel.....	20
(c) Masonry.....	30
5. Sump pumps	
a. Small.....	10
b. Large	15
6. Water heaters—gas and electric ..	10
7. Water wells.....	25
D. Service systems	
1. Elevators (all types)	20
2. Fire alarm	20
3. Intercom	15
4. Telephone	15
IV. Miscellaneous items	
A. Bulkheads	
1. Concrete	30
2. Steel	25
3. Timber.....	20
B. Chimneys	
1. Brick or concrete.....	35
2. Steel—lined	25
3. Steel—unlined	20

Item	Years
C. Culverts	
1. Concrete.....	35
2. Galvanized steel	20
D. Curbing—concrete.....	25
E. Fencing	
1. Brick or stone	30
2. Chain link.....	20
3. Concrete.....	30
4. Wire	10
5. Wood	10
F. Flag poles	25
G. Incinerators	
1. Commercial type, steel, firebrick lined	20
2. Concrete block or brick	20
3. Steel	15
H. Paving and walks	
1. Asphalt on gravel or stone	15
2. Brick	20
3. Concrete.....	20
4. Gravel, stone, cinders	10
5. Parking area guard rails	10
I. Platforms	
1. Reinforced concrete	35
2. Wood frame on concrete piers	20
3. Wood frame on wood posts	15
J. Railroad sidings.....	25
K. Reservoirs, concrete.....	35
L. Retaining walls	
1. Brick	30
2. Concrete.....	40
3. Steel	25
4. Stone	40
5. Wood	15
M. Sheds	
1. Brick, tile, or concrete block with wood frame	25
2. Brick, tile, or concrete block with steel frame.....	35
3. Metal clad, steel frame.....	27
4. Metal clad, wood frame	20
5. Wood siding and frame.....	20

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