

# LIFE CYCLES OF VARIOUS BUILDING COMPONENTS

<u>ROOFING SYSTEMS</u>	<u>YEARS</u>	<u>EXTERIOR WALL &amp; FOUNDATION</u>	<u>YEARS</u>	<u>MECHANICAL SYSTEMS</u>	<u>YEARS</u>	<u>SITE</u>	<u>YEARS</u>
Aluminum Flashings	15-20	Bituminous Dampproofing	20-25	A/C ( 5-20 Ton)	10-15	Asphalt Surfacing	15-20
Aluminum Gutter	15-20	Cement Parging Dampproofing	20-25	Air Handler	10-15	Concrete	20-25
Asphalt Shingle	20-40	Masonry Pointing (Mortar)	15-20	Ansul Hoods	10-12	Parking Lot Drains	35-40
Built-Up (Modified Bitumen)	15-20	Polymer Dampproofing	30-40	Chillers	13-18	Retaining Walls And Stairs	25-30
Copper Roof	80-100	Underground Drain Tile (Cast Iron)	30-40	Condensate Tank	10-15	Underground Electrical Conduit	40-50
Copper Flashings	30-40	Underground Drain Tile (Clay)	25-30	Condenser	15-18	Underground Gas Piping	30-40
Copper Gutter	30-40	Underground Drain Tile (PVC)	25-30	Controls	10-12	Underground Water/Sewer Lines	40-50
Galvanized Gutter	10-15			Duct Work	20-25		
Lead Coated Copper	100-125	<u>INTERIOR COMPONENTS</u>		Electrical Switch Gear	15-20	<u>BUILDINGS</u>	
Rubber Membrane	15-20	Carpeting	5-15	Electrical Wiring	25-30	Boiler House	30-40
Slate	80-100	Ceiling Fans	5-10	Emergency Lighting	15-20	Garage (Wood Frame)	15-20
Urethane (Spray On)	5-8	Ceramic Tile	20-25	Fire Alarm System	8-12	Garage (Masonry)	25-30
Skylights	20-25	Drywall Walls/Ceiling	12-18	Furnace (Domestic)	15-18	Masonry Over Concrete Frame	40-50
		Light Fixtures	20-25	Heat/Cool Composite System	15-18	Masonry Over Steel Frame	40-45
<u>EXTERIOR COMPONENTS</u>		Paint Finishes	4-6	Heating System/Boiler	30-35	Masonry Over Wood Frame	25-35
Aluminum Clad Windows	30-40	Plaster Walls/Ceiling	20-25	Hot Water Tank	8-12	Metal Clad	20-25
Aluminum Doors	25-30	Plumbing Faucets	15-20	Pipe Insulation	15-20	Residence (Wood Frame)	25-35
Aluminum Storm Windows	20-25	Plumbing Fixtures	20-25	Plumbing Piping (Copper)	20-25	Residence (Masonry)	25-35
Hollow Metal Doors	20-25	Terrazo	20-25	Plumbing Piping (Steel)	30-40		
Steel Windows	25-30	Vanities/Countertops	20-25	Radiators (Cast Iron)	25-30		
Vinyl Windows	15-20	Ventilation Fans	15-20	Radiators (Fin Tube)	15-20		
Wood Stile & Rail Doors	40-50	Vinyl Flooring	5-10	Sump and Sewage Ejector	4-7		
Wood Windows	25-30			Unit Heaters	5-8		

Life spans are a guideline. Serviceable life can be extended, but usually requires substantial renovation/restoration or mechanical rebuild.