

OHFA Expected Useful Life Table

SITE: Utilities/Development	Type	Family	Senior	Notes
Sanitary treatment		40	40	
Lift station motors		10	10	
Lift station enclosures		30+	30+	
Site sanitary lines		40	40	
Site sewer main		40	40	
Site water main		40	40	
Water tower		50+	50+	
Storm drain lines		40	40	
Catch basin		40	40	
Site gas main		40	40	
Site lighting		25	25	
Irrigation systems		30	30	
Earthwork/Grading		50+	50+	
SITE: Amenities	Type	Family	Senior	
Roadways	Asphalt (sealing)	5	5	
	Asphalt	25	25	
Parking	Asphalt	25	25	
Pedestrian paving	Bituminous	15	15	
	Concrete	30	30	
Dumpster enclosures		10	10	
Mail facilities (also under Interiors)		20	30	
Landscaping		20	30	
Fencing	Chain link	25	25	
	Vinyl post & panel	25	25	
	Stockade	15	15	
	Post and rail	15	15	
Built improvements (playgrounds/site furniture)		20	20	
STRUCTURAL		Family	Senior	
Chimney		25	25	<i>Repair only</i>
Foundations		50+	50+	
Exterior stairs	Wood	30	30	
	Filled metal pan	20	20	
	Concrete	25	25	
Fire escape		40	40	
Exterior walls	Aluminum siding	15	15	
	Brick or Block	40	40	
	Stone veneer	20	20	
	Glass block	15	15	

	Granite block	40	40	
	Metal/Glass curtain wall	10	10	
	Precast concrete panel	15	15	
	Vinyl siding 0.030 to 0.040	15	15	
	Vinyl siding 0.042 to 0.055	30	30	
	Wood siding/ shingles	5	5	
	Fiber cement siding	30	30	
	Portland cement stucco	30	30	
Parapet wall		30	30	
Basement stairs		50+	50+	
Waterproofing foundation		50+	50+	
Bulkheads		6	20	
Retaining walls	Concrete	20	20	
	Masonry	15	15	
	Wood	15	15	
	Stone	15	15	
Wood floor framing		50+	50+	
Stair structure		50+	50+	
Roof structure		50+	50+	
Porches		50	50	
Wood decks		20	20	
Storage sheds/Accessory buildings		30	30	
Carpports		40	40	
Garages		50+	50+	
Canopies	Wood/Metal	40	40	
	Concrete	20	20	
EXTERIOR ENVELOPE		Family	Senior	
Ceilings, exterior or open		5	5	
Exterior doors	Aluminum storefront	20+	30+	
	Steel commercial	20	20	
	Steel residential	10	20	
	Wood residential	20+	30+	
	Historic	Per SHPO	Per SHPO	
Storm/Screen doors		7	15	
Storm/Screen windows		20	20	
Windows	Single pane and/or metal non-thermally broken	20	20	<i>Not permitted as replacement unless SHPO recommended</i>
	Aluminum storefront	20+	20+	
	Aluminum thermal broken	30+	30+	
	Vinyl thermal pane	30+	30+	
	Historic	Per SHPO	Per SHPO	
Window frames & glazing		30	30	
Window security		40	40	

Roof covering	Aluminum shingles	40	40	
	Asphalt shingles	30	30	
	Built up (BUR)	20	20	<i>Repair only, not permitted as replacement</i>
	Membrane	20	20	
	Metal	40	40	
	Shingles (slate, tile, clay, etc.)	50+	50+	
Roof drainage, exterior (gutter, downspouts, splash blocks, rwc boots)		25	25	
Roof drainage, interior (drain covers)		50+	50+	
Flashing, fascia, and trim		20+	20+	
Roof railings		10	10	
Hatches/Skylights	Access hatch	30	30	
	Smoke hatch/skylight	25	25	
Service doors		25	25	
Soffits	Wood	5	5	<i>Not permitted as replacement unless SHPO recommended</i>
	Aluminum or Vinyl	25	25	
	Concrete Board/ Fiber Cement	50+	50+	
INTERIORS		Family	Senior	
Common Area: Doors	Solid core/steel	20+	30+	
Common Area: Floors	Historic/Terrazzo	50+	50+	
	T&G hardwood	30+	30+	
	Resilient, vinyl plank	10+	20+	
	Resilient, sheet vinyl	10+	20+	
	Resilient, other (epoxy)	10+	20+	
	VCT	15+	20+	
	Ceramic tile	30+	50+	
Common Area: Railings		30+	30+	
Common Area: Ceilings	Concrete/Drywall/Plaster	50+	50+	
	Acoustic Tile	20	20	
Common Area: Countertop/sink		20	20	
Common Area: Bathroom accessories		20+	30+	
Common Area: Dishwasher		10	15	
Common Area: Disposal		5	8	
Common Area: Walls		50+	50+	
Common Area: Kitchen cabinets	HUD spec/plywood/solid wood	20+	30+	

	Wood construction	20	25	
Common Area: Refrigerator		15	15	
Insulation/Wall		50+	50+	
Mail facilities		20	30	
Dwelling Unit: Slab		50+	50+	
Dwelling Unit: Floors	Carpet - solution-dyed nylon	10	20	
	Carpet - olefin	7	10	<i>Must be replaced with OHFA-permitted material</i>
	T&G hardwood	20+	35+	
	Resilient, vinyl plank	15+	20+	
	Resilient, sheet vinyl	15+	20+	
	Resilient, other (epoxy)	15+	25+	
	VCT (no wax)	10+	25+	
	Ceramic tile	30+	30+	
	Concrete/ Stained	50+	50+	
Dwelling Unit: Stair finishes	Resilient/ rubber	20+	30+	
Dwelling Unit: Bathroom accessories/vanities		10	15	
Dwelling Unit: Interior doors	Solid core doors	30	35+	
	Hollow core doors	10	20	
	Glass doors	25	30	
Dwelling Unit: Kitchen cabinets	HUD spec/plywood/solid wood	20+	30+	
	Wood construction	20	25	
Dwelling Unit: Countertop/sink		15+	20+	
Dwelling Unit: Dishwasher		10	15	
Dwelling Unit: Disposal		5	8	
Dwelling Unit: Ceilings	Concrete/Drywall/Plaster	50+	50+	
	Acoustic Tile	20	20	
Dwelling Unit: Walls		50+	50+	
Dwelling Unit: Range		15	20	
Dwelling Unit: Range hood		15	15	
Dwelling Unit: Refrigerator		15	15	
ACCESSIBILITY		Family	Senior	
Sidewalk detectable warning strips		5+	10+	
Parking lot markings		2+	2+	
Parking signs		5+	7+	
Curb ramps	Concrete	10+	10+	
Accessibility ramps	Concrete	20+	30+	
	Metal	15	15+	
	Wood	10	10	
Entry door opener		5+	5	

Common area doors	With kick plate protection	See solid core Doors	See solid core Doors	
Common area wall guards		5	10	
Common area corner guards		5	10	
Common area bathroom fixtures	Toilet and sink	15	20	
Common area accessories	Grab bars, towel and toilet paper dispensers	5	5	
Accessible unit doors	With kick plate protection	See solid core doors	See solid core doors	
Accessible unit walls	With 10" toe kick	20+	20+	
	No 10" toe kick protection	5+	10+	
Accessible unit kitchens		10+	20+	
Accessible unit bathrooms		10+	20+	
PLUMBING SYSTEM		Family	Senior	
Gas distribution		50+	50+	
Tank water heater	Electric	20+	20+	
	Gas	15-20	15-20	
Tankless water heater, individual units	Electric	20+	30+	
	Gas	20	25	
Common Area plumbing fixtures (sink, toilet, tub)		15	15	
Dwelling Unit plumbing fixtures (sink, toilet, tub)		20	20	
Radiant heating	Hydronic (baseboard or freestanding)	50	50	
Unit-level DHW		10	10	
Hot & cold water distribution		50	50	
Sanitary waste & vent system		25	25	
Sewage ejectors		25	25	
Sump pump	Residential	7	7	
	Commercial	15	15	
HVAC SYSTEM		Family	Senior	
Unit HVAC	Electric fan coil	20	20	
	Electric heat/AC	15	15	
	Evap. condenser (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	
	Radiant steam heat	50	50	

	Electric base board heat	15	15	<i>Must be replaced with OHFA-permitted option</i>
Unit vent/exhaust		15	15	
Central unit exhaust, roof mounted		20	20	
Chilled water distribution		25	25	
Cooling tower		40	40	
HVAC	Cooling only	15	15	
	Heat only	15	15	
	Heating & Cooling	15	15	
Boiler room equipment/vents		25	25	
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	
	Gas fired atmospheric	25	25	
	Electric	20	20	
DHW generation	Tank only, dedicated fuel	10	10	
	Boiler	15	15	
	External tankless	15	15	
	Instantaneous	20	20	
DHW storage tanks	Small (up to 150gals)	12	12	
	Large (over 150gals)	7	7	
Domestic cold water booster pumps		15	15	
Flue exhaust		w/boiler	w/boiler	
Heat exchanger (HRV and/or condenser exchangers)		35	35	
Solar hot water		20	20	
Chillers	Swamp	15+	15+	
	Geothermal	25+	25+	
	Air exchangers	20	20	
ELECTRICAL SYSTEM		Family	Senior	
Unit wiring		99	99	
Emergency generator/transfer gear		35	35	
Emergency lights, battery operated		10	10	
Emergency generator		15	15	
Lighting, dwelling unit		20	20	
Residential stand-alone or linked smoke/fire detectors		10	10	
Building-mounted exterior lighting		6	10	
Building-mounted HID lighting		6	20	

Transformer		30	30	
Site power distribution		40	40	
Solar PV panels		40	40	
Solar Inverter		10+	10+	
Site electrical main		40	40	
Switches and outlets		20	20	
Lighting, common area		25	25	
ELEVATORS		Family	Senior	
Electrical switchgear		50+	50+	
Electrical wiring		50+	50+	
Elevator, cab, call station, etc.		15	15	
Elevator, machinery		25	25	
Combustion air	Duct w/fixed louvers	25	25	
LIFE SAFETY/FIRE SYSTEM		Family	Senior	
Smoke and fire control and annunciator panels		15+	15+	
Addressable detectors		10	10	
Flow alarms and controls		15	15	
Fire pumps		25+	25+	
Fire service pipes		40+	40+	
Sprinkler piping - wet		50+	50+	
Sprinkler piping- dry		30	30	
Sprinkler heads		15	15	
Sprinkler accessories (pull stations, sprinkler trim)		15	15	
Smoke & Fire Detection System, central panel		25	25	
Smoke/Fire Detectors		10	10	