Typical Life Expectancy of Building Components

Element	Component Name	Typical Life Expectancy (Years)
Substructure	Foundations	110
Frame	Steel frame	83
	Concrete frame	81
	Timber frame	69
	Laminated timber frame	65
	Space frame	73
Upper Floors	Profiled steel and reinforced concrete floor	71
	Precast concrete slab	78
	Timber joists	90
	Softwood decking to timber joists	71
	Chipboard decking to timber joists	51
Roof and Rainwater Disposal Installations	Timber batten on concrete slab raised access floor	45
	Timber pitched roof	84
	Softwood decking to flat roof	37
	Chipboard decking to flat roof	26
	Woodwool decking to flat roof	34
	Aluminium decking to flat roof	39
	Galvanised steel decking to flat roof	35
	Insulation to flat roof	36
	Bitument felt covering to flat roof	19
	Asphalt covering to flat roof	36
	PVC covering to flat roof	27
	Synthetic rubber (EPDM) covering to flat roof	25
	Tile covering to pitched roof	64
	Slate covering to pitched roof	74
	Thatch covering to pitched roof	31
	Aluminium covering to pitched roof	37
	Plastic covering to pitched roof	30
	Steel covering to pitched roof	37
	Composite cladding system	38
	Copper sheet covering	63
	Lead sheet covering	72
	Zinc sheet covering	48
	Cast iron gutters and rainwater pipes	51
	Plastic gutters and rainwater pipes	30
	Aluminium gutters and rainwater pipes	40
	Lead box gutters and flashings	61
	Zinc box gutters and flashings	41
	High performance felt box gutters and flashings	21
Stairs	Concrete stairs	74
	Steel stairs	59
	Softwood stairs	64
	Hardwood stairs	76
	Aluminium stair nosings	21
	Plastic stair nosings	15

Typical Life Expectancy of Building Components

Element	Component Name	Typical Life Expectancy (Years)
External Walls	Fair-faced brickwork	86
	Render to blockwork wall	53
	Plastic profiled sheet cladding	25
	Steel profiled sheet cladding	35
	Glass fibre profiled sheet cladding	27
	Aluminium curtain walling	43
	Plastic curtain walling	27
	Structural glass curtain walling	43
	Hung tile cladding	45
	Timber weatherboarding	30
	Plastic weatherboarding	28
Windows	Softwood windows	36
	Hardwood windows	50
	Aluminium windows	44
	uPVC windows	37
	Steel windows	50
Internal Walls	De-mountable steel partitioning	31
	De-mountable aluminium partitioning	31
	De-mountable glass reinforced gypsum partitioning	29
	De-mountable glass partitioning	29
Internal Doors	Internal softwood door	42
	Internal ply-flush door	33
	Internal hardboard flush door	31
	Internal glass door	29
	Internal flexible door	18
	Roller shutter doors	26
Wall finishes	Plasterboard to wall	39
	Clay tiling to wall	37
Floor finishes	Vinyl sheet floor covering	17
	Vinyl tile to floor covering	18
	Linoleum floor covering	20
	Carpet floor covering	13
	Parquet tile floor covering	39
	Epoxy resin based floor covering	20
	Timber skirting	51
	Plastic skirting	27
Ceiling Finishes	Suspended ceilings	24
Fittings	Kitchen wall units	18
	Kitchen floor units	18
Disposal Installations	Cast iron sanitary fittings and soil vent pipes	55
	Plastic sanitary fittings and soil vent pipes	36

Typical Life Expectancy of Building Components

Element	Component Name	Typical Life Expectancy (Years)
Water Installations	Plastic water storage tank	36
	GRP water storage tank	38
	uPVC water storage tank	34
	Copper pipework	47
Heat Source	Boiler	20
	Solid fuel back boiler	21
	Major pump	14
Space Heating and Air Treatment	Radiators	29
	Thermostatic radiator valves	17
	Aluminium air-conditioning ductwork	34
	Steel air-conditioning ductwork	30
	Air-conditioning heater	17
	Air-conditioning chiller	17
	Air-conditioning pump	15
	Air-conditioning fan	15
Electrical Installations	Heating programme controller/timer	18
	Thermostat controls	17
	Electric lighting circuits	32
	Electric power circuit	30
	Fuse box/consumer unit	29
	Power outlet socket	28
	Light switch	27
	Fluorescent luminaire	16
	Fluorescent tube	4
	Incandescent light bulb	2
Lift Installations	Traction drive passenger lift	30
	Hydraulic passenger lift	28
	Industrial scissor lift	22
Protective Installations	Wet riser sprinkler system	33
	Dry riser sprinkler system	42
	Sprinkler head	26
Site Works	Timber fence	22
	Steel fence	28
	Concrete chain and post fence	25
	Insitu concrete pathway	37
	Concrete paving slab pathway	31
	Block paving	36
	Concrete surfacing to roadways	30
	Macadam surfacing to roadways	24