

**Lambton County Community Services  
Housing Services Department  
Policy and Procedure Manual**

SUBJECT: Life Expectancy Guidelines		INDEX NO.: 1.017
EFFECTIVE: January 1, 2001	APPROVED: May 5, 2004	REVISED: 12/07

**Policy:**

The following life expectancy information is intended to be used as a guide only in establishing and maintaining a Capital Replacement Plan. This guide is considered to be representative of the average useful life of building elements under normal operating conditions. It is not a substitute for informed decision making based on element specific information; the actual life span of any building element may vary considerably depending on the service conditions it is subjected to, the design, the quality of materials used, the quality of installation, the environment and the level of applied maintenance.

## County of Lambton Life Expectancy Guideline

Building Element	Types	Life Expectancy Guideline (Years)
<b>Site Work</b>		
Driveways, Parking Lots, Walkways, Curbs	Asphalt	20
	Concrete	45
	Interlocking Brick	15
Fencing, Handrails	Concrete	20
	Masonry	20
	Metal, Wrought Iron	25
	Aluminum	15
	Steel, Chain Link	35
	Wood	25
Landscaping – General	Sodding, Shrubs, etc.	10
Parking Lot Guards	Parking bumpers	7
	Guardrails	15
Playgrounds	Play Structures	15
	Soft Surface	15
Retaining Walls	Concrete	25
	Masonry	25
	Wood	15
Stairs, Porches, Decks	Concrete	15
	Wood	10
	Aluminum	15
Storage/Service Buildings	Masonry	20
	Wood	15
	Vinyl	20
<b>Building Exterior</b>		
Balcony Railings	Steel	35
	Aluminum	35
	Wood	25
Caulking, Weatherstripping	Caulking, Weatherstripping	10
Exterior Entrance and Patio Doors	Aluminum	35
	Steel	25

## County of Lambton Life Expectancy Guideline

Building Element	Types	Life Expectancy Guideline (Years)
	Wood	20
	Aluminum - Storm	25
Windows	Aluminum	25
	Wood	20
	Vinyl	25
Exterior Wall, Columns, Siding	Aluminum	25
	Asphalt Shingles	15
	Masonite	20
	Masonry	40
	Steel	25
	Stucco	20
	Vinyl	25
Balcony Guards & Privacy Fences	Wood	40
	Vinyl	
Metal Flashing	Aluminum	25
	Galvanized, Painted	15
	Pre-Finished Steel	20
Rainwater gutters and Down spouts	Aluminum	20
	Plastic	20
	Galvanized	20
Roofing	Asphalt shingles	18
	Built-up	18
	Steel	25
Soffits, Fascia	Aluminum	35
	Plywood	20
	Steel	35
	Vinyl	35
	Wood	15
Sealants		12
<b>Building Interior</b>		
Doors	Hollow Core	30
Elevators	Elevator - Hoisting	15

## County of Lambton Life Expectancy Guideline

Building Element	Types	Life Expectancy Guideline (Years)
	Elevator - New Installation	25
	Elevator - Upgrades	15
	Electrical Controls	15
	Interior Wall Panels	15
	Elevator - Motor	25
	Elevator - Pit walls	20
Flooring	Carpets	10
	Hardwood	20
	Linoleum	15
	Parquet	20
	Quarry Tile	20
	Vinyl Tile	20
Floor Slabs	Concrete	50
Stairway Treads	Metal	20
	Rubber	5
Stairway Handrails	Metal, wood	25
Suspended Ceilings	Fibreglass	15
	Metal	25
Furnishings	Common Area	20
Appliances		15
Interior Finishes		
- Common Areas	Paint	10
- Suites	Ceramic	25
Flooring Common Areas	Carpet	15
	Hard Surface	25
<b>Electrical</b>		
Emergency Lighting	Battery-Operated Generator	15
		20
Emergency Generator	Emergency Generator	40
Building Access System	Entrance Intercom	20

## County of Lambton Life Expectancy Guideline

Building Element	Types	Life Expectancy Guideline (Years)
Exterior Lighting	Parking lots, Driveways	5
Lighting Fixtures	Interior	10
	Exterior	10
Motors, Starters	Motors, Starters	18
Panel & Distribution System	Panel & Distribution System	50
Power Line	Power Line	40
Switches, Splitters	Switches, Splitters	25
Transformer	Transformer	25
Fire Alarm System		25
Suite Baseboard Heaters		40
<b>HVAC/Mechanical</b>		
Boilers	Hot Water	20
	Heating System	20
Make up Air System	Corridor Fresh Air System	25
Drains, Stacks	Plastic	40
Hot Water Tanks	Domestic (Electric, Natural Gas, Oil)	15
Chillers	Chillers	25
Pumps	Booster, Circulating	25
	Fire, Jockey	25
	Sump	12
	Sewer Lift	20
Plumbing Piping	Copper	25
Exhaust	Central	25

## County of Lambton Life Expectancy Guideline

Building Element	Types	Life Expectancy Guideline (Years)
System	Suite Exhaust Fans	25
Sanitary Removal System	Sanitary Removal System	40
Storm Water Removal System	Storm Water Removal System	40
Valves, Access Doors, Fittings, Etc.	Valves, Access Doors, Fittings, Etc.	15
Water Supply and Distribution System	Water Supply and Distribution System	40
Suite Plumbing Fixtures		30
Domestic Booster Pump		25
Fire Protection Piping		50
<b>Life Safety Systems</b>		
Fire Protection System	Sprinkler System	30
	Fire Hoses	25
	Fire Extinguishers	20
Fire Warning Systems	Fire Alarm System	25
	Smoke Detectors	10
Standpipe System/Siamese Connection	Standpipe System/Siamese Connection	50
Hydrants	Hydrants	30