

Useful Lives for Capital Projects

RIT defines a “capital project” as one that involves planning, design, construction, modification, and/or restoration / renovation of campus buildings and surroundings with a total cost of \$5,000 or more. Note: improvement projects enhance/increase the useful life of the building and/or site. Items not included in the categories on the table below are typically considered maintenance & repairs and are expensed at the time the invoice is paid (i.e., not capitalized), regardless of the total cost. The useful lives indicated were revised effective fiscal year 2004.

Asset Class	Useful Life
Buildings	
Institutional Construction – includes dormitories and additions to existing buildings	45 years
Other – includes modular buildings; Greek Houses; apartments	30 years
University Commons	40 years
Building Improvements – Interior & Exterior*	
New & replacement carpeting, Tele/data – includes pathways & equipment; Security Card Access Systems (Kronos clocks are capital equipment); security cameras	10 years
Room Renovations (except Bathrooms) – includes wiring, interior lighting; acoustical ceilings; fire alarm systems; waterproofing, gutters, foundation, facing; modular wall systems; auto door openers; exhaust piping; equipment wiring; emergency generators; vacuum systems; soil separator; kitchen grills	20 years
HVAC and mechanical controls; roofs; signage; outside windows & trim	25 years
Masonry repairs and replacements; floor coverings (other than carpeting); fire protection systems; bathroom renovations – includes plumbing, fixtures & partitions; elevators; auditorium seating; dock doors; pipe insulation; trench drain & deflectors; display cases prep, oak trim, & donor signage	30 years
Energy Infrastructure Upgrades	40 years
University Commons II	20 years
University Commons III	20, 30 years
Site Improvements	
Site Amenities – includes ponds/fountains, signage, benches, receptacles (note: must exceed \$5,000), parking lot security camera system	10 years
Asphalt lots, roads and/or walks; athletic fields; pedestrian safety; pool (Residential); vinyl fencing	15 years
Plantings; concrete &/or paver walkways; bus shelters; bleachers; traffic signals; bridges; utility Infrastructure – includes underground services, exterior lighting, gas lines and fire hydrants; pool (institutional); water main; detention pond	30 years
University Commons II	20 years
University Commons III	15, 20, 30 years

*Electronic Technology such as ceiling mounted AV equipment is considered “capital equipment” (i.e., acquisition cost of \$1,500 or more, useful life of one or more years); since it should be purchased on object code 16200 and included in the Fixed Asset system, it is not included on this list. For information about useful lives of capital equipment, refer to the Equipment Useful Lives Document or call Property Control at ext. 5- 4933.