



Facilities Construction Commission

3= Needs Replaced

Replaced: The component has either:

- Has reached or exceeded its expected useful life and/or out of warranty.
- Is out of compliance with the OFCC standards.
- Has significantly deteriorated or replacement parts are no longer manufactured.

Future Cost Implications: Continuing to operate or maintain the component could be more costly than replacing it, due to frequent repairs or inefficiencies.

Examples:

- An outdated HVAC system may still operate safely and meet older standards but could warrant replacement for energy efficiency or modern performance.
- A roof may be rated "3" due to leaks or material deterioration but still meet basic load-bearing requirements.
- Plumbing systems may function but fail to meet current water efficiency standards.