



Facilities Construction Commission

2= Needs Renovated

Here's a breakdown:

Functionality: The system is operational and serving its intended purpose.

Condition: While showing signs of age and use, it's not nearing the end of its useful life. There may be some minor issues or areas needing attention.

Maintenance: Regular maintenance is required to prevent further deterioration and ensure continued performance.

Examples of building systems with an OFCC rating of "2":

HVAC System: An HVAC system that is generally functional but has some older components. It may need occasional repairs and may not be as energy-efficient as newer models. For example, a rooftop unit that is 15 years old, operates reliably, but has some rust on the casing and may need a new belt soon.

Roofing System: A roof that is nearing the end of its expected lifespan but doesn't have any active leaks. It might show signs of wear like minor granule loss or some visible patching. For instance, an asphalt shingle roof that is 18 years old and has some minor curling and granule loss but no leaks.

Plumbing System: A plumbing system with some fixtures showing signs of age, like minor leaks or mineral buildup. The pipes and drains are functional but may need occasional attention. For example, a restroom with older faucets that drip slightly and toilets that occasionally run.

It's important to note that a "2" rating doesn't indicate an immediate need for replacement. However, it suggests that the system should be monitored and potentially considered for renovation or replacement in the near future to avoid more costly repairs down the line.