



# Useful Life Schedule for Major Capital Improvements

2 PAGES

When an owner files an application to increase the legal regulated rents of a building or building complex on the grounds that there has been a major capital improvement, the item being replaced must meet the requirements set forth on the following Useful Life Schedule, except where the Division of Housing and Community Renewal (DHCR) has approved a waiver, as discussed below.

## USEFUL LIFE SCHEDULE

REPLACEMENT ITEM OR EQUIPMENT	YEARS - ESTIMATED LIFE	REPLACEMENT ITEM OR EQUIPMENT	YEARS - ESTIMATED LIFE
<b>1. Boilers and Burners</b>		<b>8. Plumbing/Repiping</b>	
a. Cast Iron Boiler _____	35	a. Galvanized Steel _____	25
b. Package Boiler _____	25	b. TP Copper _____	30
c. Steel Boiler _____	25	c. Brass Cold Water _____	15
d. Burners _____	20	d. Fixtures _____	25
<b>2. Windows</b>		<b>9. Elevators</b>	
a. Aluminum _____	20	a. Major Upgrade _____	25
b. Wood _____	25	b. Controllers and Selector _____	25
c. Steel _____	25	<b>10. Doors</b>	
d. Storm _____	20	a. Apartment Entrance _____	25
e. Vinyl _____	15	b. Lobby/Vestibule _____	15
<b>3. Roofs</b>		<b>11. Water Tanks</b>	
a. 2-Ply (asphalt) _____	10	a. Metal _____	25
b. 3-4 Ply (asphalt) _____	15	b. Wood _____	20
c. 5-Ply (asphalt) _____	20	<b>12. Waste Compactors _____</b>	
d. Shingle _____	20	10	
e. Single-ply Rubber _____	20	<b>13. Air Conditioners</b>	
f. Single-ply Modified Bitumen _____	10	a. Individual Units/Sleeves _____	10
g. Quarry Tile _____	20	b. Central System _____	15
<b>4. Pointing _____</b>		c. Branch Circuitry Fixtures _____	15
15		<b>14. Siding</b>	
<b>5. Rewiring _____</b>		a. Aluminum Siding _____	25
25		b. Vinyl Siding _____	15
<b>6. Intercom System _____</b>			
15			
<b>7. Mailboxes _____</b>			
25			

REPLACEMENT ITEM OR EQUIPMENT	YEARS - ESTIMATED LIFE
<b>15. Catwalk</b> _____	25
<b>16. Chimney</b>	
a. Steel _____	25
b. Brick _____	25
<b>17. Courtyards/Walkways/Driveways</b>	
a. Cement _____	15
b. Asphalt _____	10
<b>18. Fire Escapes</b> _____	25
<b>19. Fuel Oil Tanks</b>	
a. In Vaults _____	25
b. Undergrounds _____	20
<b>20. Water Heating Units</b>	
a. Hot Water/Central Heating _____	20
b. Hot Water Heater (Domestic) _____	10
<b>21. Parapets</b>	
a. Brick _____	25
<b>22. Resurfacing Exterior Walls</b> _____	25
<b>23. Solar Heating System</b> _____	25
<b>24. Structural Steel</b> _____	25
<b>25. Television Security</b> _____	10

For major capital improvements not listed above, the owner must submit evidence with the application that the useful life of the item or equipment being replaced has expired. A checklist of documents necessary to process the MCI application and a list of requirements for certain items are available in the MCI application and instructions respectively (Form RA-79).

**WAIVER**

An owner who wishes to request a waiver of the useful life requirement must apply to the DHCR for such waiver prior to the commencement of the work for which he or she will be seeking a major capital improvement rent increase. Notwithstanding this requirement, where the waiver requested is for an item being replaced because of an emergency, which causes the building or any part thereof to be dangerous to human life and safety or detrimental to health, an owner may apply to the DHCR for such waiver at the time he or she submits the major capital improvement rent increase application. One reason why the DHCR may grant a waiver is if the item or equipment cannot be repaired and must be replaced during its useful life because of a fire, vandalism or other emergency, or an “act of God” resulting in an emergency.

If the waiver request is denied, the owner will not be eligible for a Major Capital Improvement (MCI) rent increase. If it is granted, the useful life requirement will not be a factor in the determination of eligibility for the MCI rent increase. However, approval of the waiver does not assure that the application will be granted, as all other requirements as set forth in Fact Sheet #24, *Major Capital Improvements (MCI)*, must be satisfied. Furthermore, where a waiver is granted, under certain circumstances the DHCR may grant an MCI rent increase based on a cost that is lower than that claimed by the owner.



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**To visit a Borough Rent Office, by appointment only, please contact:**

**QUEENS**  
92-31 Union Hall Street  
6th Floor  
Jamaica, NY 11433  
718-482-4041

**UPPER MANHATTAN**  
163 W. 125th Street  
5th Floor  
New York, NY 10027  
212-961-8930

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1 Fordham Plaza  
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Bronx, NY 10458  
718-430-0880

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55 Hanson Place  
6th Floor  
Brooklyn, NY 11217  
718-722-4778

**LOWER MANHATTAN**  
25 Beaver Street  
New York, NY 10004  
212-480-6238

**WESTCHESTER**  
75 South Broadway  
3rd Floor  
White Plains, NY 10601  
914-948-4434