

How do I determine Project Useful Life?

The project useful life is the estimated amount of time (in years) that the mitigation action will be effective. The Project Useful Life Summary Table located on the following page provides Standard Values and acceptable useful life limits for a variety of mitigation projects. If a value other than the Standard Value is used, documentation and justification are required.

Project Useful Life is important in calculating the net present value of future benefits, which represent the benefits in a Benefit-Cost Ratio (BCR).

Project Type	Useful Life (years)		Comment
	Standard Value	Acceptable Limits (documentation required)	
Acquisition / Relocation			
All Structures	100	100	
Elevation			
Residential building	30	30-50	
Non-Residential Building	25	25-50	
Public Building	50	50-100	
Historic Buildings	50	50-100	
Structural / Non-Structural Building Project			
Residential Building Retrofit	30	30	
Non-Residential Building Retrofit	25	25-50	
Public Building Retrofit	50	50-100	
Historic Building Retrofit	50	50-100	
Roof Diaphragm Retrofit	30	30	Roof hardening and roof clips
Tornado Safe Room - Residential	30	30	
Tornado Safe Room - Community	30	30-50	Retrofit or Small Community safe room ≤ 16 people (30 yr), New (50 yr)
Non-Structural Building Elements	30	30	Ceilings, electrical cabinets, generators, parapet walls, or chimneys
Non-Structural Major Equipment	15	15-30	Elevators, HVAC, sprinklers
Non-Structural Minor Equipment	5	5-20	Generic contents, racks, shelves
Infrastructure Projects			
Major Infrastructure (dams, levees)	50	35-100	
Concrete infrastructure, flood walls, roads, bridges, major drainage system	50	35-50	
Culverts (concrete, PVC, CMP, HDPE, etc.)	30	25-50	Culvert with end treatment (i.e., wing walls, end sections, head walls, etc.)
	10	5-20	Culvert without end treatment (i.e., wing walls, end sections, head walls, etc.)
Pump stations, substations, wastewater systems, or equipment such as generators	50	50	Structures
	5	5-30	Equipment
Hurricane Storm Shutters	15	15-30	Depends on type of storm shutter
Utility Mitigation Projects	50	50-100	Major (power lines, cable, hardening gas, water, sewer lines, etc.)
	5	5-30	Minor (backflow valves, downspout disconnect, etc.)
Miscellaneous Equipment Projects			
Equipment purchases	2	2-10	Small, portable equipment (e.g., computer)
	30	5-30	Heavy equipment
Generators	19		The PUL may be altered based on manufacturer warranty or other documentation that can demonstrate that the generator life may be able to provide service longer than 19 years.
Wildfire Mitigation Projects			
Defensible Space/Hazardous Fuels Reduction • Vegetation Management	4	2-4	Brush - Depends on drought conditions
	1	1	Grass - Depends on geographic location and precipitation
	20	3-20	Forest Canopy - Must be maintained every 3 years
Ignition Resistant Construction	10	10-30	Depends on type of construction and materials used.