



HVAC Equipment Lifespan Guide

Capital Planning Checklist for Portfolio Owners & Property Directors

ASHRAE Planning Ranges

10 YEARS

- ☐ Window AC units
- ☐ Electric radiators
- ☐ Pipemounted pumps

15 YEARS

- ☐ Packaged AC units
- ☐ Heat pumps
- ☐ Rooftop units
- ☐ Selfcontained units
- ☐ Electric boilers
- ☐ Electric heating coils
- ☐ Gas/electric unit heaters
- ☐ Propeller fans
- ☐ Valve actuators
- ☐ Electric controls

20–25 YEARS

- ☐ Chillers
- ☐ Steel boilers
- ☐ Cooling towers (steel & wood)
- ☐ Basemounted pumps
- ☐ Gas burners
- ☐ Hot water/steam heaters
- ☐ VAV terminals
- ☐ Dampers
- ☐ DX & water coils
- ☐ Heat exchangers
- ☐ Condensers
- ☐ Insulation
- ☐ Pneumatic controls

30 YEARS

- ☐ Ductwork
- ☐ Cast iron boilers
- ☐ Cooling towers (ceramic)

Use This Guide for Your Portfolio

STEP 1: Inventory and Age

- ☐ List major HVAC assets in each building.
- ☐ Capture install year or best available age estimate.
- ☐ Flag anything within five years of the ranges above or already beyond them.

STEP 2: Rank Building and System Risk

- ☐ How critical is this building to revenue and tenants?
- ☐ How often do you see comfort complaints or emergency calls?
- ☐ Do you have redundancy if this equipment fails?
- ☐ Sort systems into:
 - High risk (plan now)
 - Medium risk (plan soon)
 - Lower risk (monitor)

STEP 3: Align With Capital Plans

- ☐ Map high and medium risk items into the next 3–5 years of your capital plan.
- ☐ Group work by building or system type for pricing and less disruption.
- ☐ Confirm your service strategy supports the remaining life of each asset.

Proactive vs Reactive Replacement

When equipment reaches the end of its expected life, you have a choice:



PROACTIVE REPLACEMENT

- Planned project, coordinated with tenants and other work
- Competitive pricing and better scheduling
- Lower risk of unplanned downtime and emergencies



REACTIVE REPLACEMENT

- Failure drives timing and cost
- Higher risk of tenant impact and overtime labor
- Rushed decisions and limited options

How Havtech Can Help

Havtech supports large owners and managers across MD, PA, DC, and VA with:

- Portfolio level HVAC inventories and risk snapshots
- Prioritized capital and retrofit strategies tied to your budgets and tenant needs
- Equipment, controls, and service solutions to execute the plan