



FACILITY CONDITION ASSESSMENT KEY

CLASSIFICATION CODE						
SYSTEM	NUM	COMPONENT	SYSTEM	NUM	COMPONENT	
A. SUBSTRUCTURE	A1010	Foundations	HVAC	D3010	Facility Fuel Systems	
	A2010	Basement Walls		D3020	Heating Systems	
	A4010	Slab on Grade		D3030	Cooling Systems	
B. SHELL	B1010	Floor Construction		D3041	HVAC Air Distribution	
	B1020	Roof Construction		D3042	HVAC Hydronic & Steam Distribution	
	B1080	Stair Construction		D3050	Terminal & Package Units	
	B2010	Exterior Walls		D3080	HVAC Controls & Instrumentation	
	B2020	Exterior Windows		D3090	Other HVAC Systems & Equipment	
	B2050	Exterior Doors		FIRE PROTECTION	D4010	Fire Suppression Systems
	B3010	Roofing		ELECTRICAL	D5010	Electrical Service & Switchgear
	B3060	Roof Openings	D5020		Electrical Distribution	
C. INTERIORS	C1010	Interior Walls & Windows	D5030	General Purpose Electrical Power		
	C1030	Interior Doors	D5040	Lighting		
	C1090	Interior Specialties	COMMUNICATIONS	D6010	Communications Systems	
	C2010	Wall Finishes	ELECTRONIC SAFETY & SECURITY	D7010	Access Control & Intrusion Detection	
	C2030	Floor Finishes		D7020	Video Surveillance	
	C2050	Ceiling Finishes		D7050	Fire Detection & Alarm	
D. SERVICES	D1010	Elevators & Lifts	E. EQUIPMENT & FURNISHINGS	E1040	Detention Equipment	
	D2010	Domestic Water Distribution	F. SPECIAL CONST.	E2010	Fixed Furnishings	
	PLUMBING	D2015		Plumbing Fixtures	F1050	Swimming Pool Systems
	D2020	Sanitary Waste & Vent Systems				

CONDITION PRIORITY		
1	Immediate Life Safety	Conditions that pose an immediate danger to life, limb, or property if the deficiency is not corrected
2	Damage / Wear-out	Potential for serious damage to the building or the building components if the deficiency is not corrected.
3	Codes / Standards / Energy	Building codes were not met during construction or renovation. Condition may or may not represent an urgent situation if deficiency is not corrected. Does <u>not</u> include grandfathered deficiencies due to changes in subsequent codes.
4	Future Enhancements	Correctable deficiencies that will improve system operations and increase the comfort level of the building occupants.

Condition Priority is used to classify the type of deficiency. It does not affect the deficiency calculation.

CONDITION VALUE			
1	New	1%	Asset has no defect; appearance is as new. No improvements needed.
2	Routine Maintenance	20%	Minor improvement required. Minor system deficiencies with only marginal effect on system functions. Asset exhibits superficial wear
3	Minor Repair	40%	Moderate improvement required. Deficiencies cause intermittent problems or affect multiple users. Uncorrected, will result in premature failure or accelerated deterioration of component or system. Asset is in average condition; deteriorated surfaces require
4	Major Repair	70%	Major improvement required. Critical deficiencies affecting function, health or safety. Asset is in poor condition; deteriorated surfaces require significant attention; services are functional but failing often; significant backlog maintenance work exists.
5	Replacement	100%	Complete failure or loss of function. Complete replacement required. Asset has deteriorated badly; serious structural problems;

Condition Value is used to calculate the item deficiency: (CONDITION VALUE * COMPONENT REPLACEMENT COST * % OF COMPONENT THAT IS DEFICIENT)

RECOMMENDED ACTION		
1	Monitor	Observe the condition of the item over time to track changes or potential issues that may develop. No immediate action is required, but periodic inspections are necessary.
2	Clean	
3	Adjust	Make minor modifications or recalibrations to improve performance or ensure proper operation. This may include tightening, aligning, or tuning components.
4	Remove	Eliminate the item from service if it is no longer needed, is a safety hazard, or cannot be effectively repaired. This may involve proper disposal or relocation.
5	Repair	Address minor to moderate deficiencies by fixing, reinforcing, or restoring the item to its functional state. This action helps extend its service life without full replacement.
6	Replace	Install a new component or system when repairs are no longer cost-effective, feasible, or safe. This is typically necessary for items that have reached the end of their useful life or have sustained significant damage.

Each component has unique Condition Value ratings. Refer to CSI Ratings.xlsx for the full list of ratings for each component. Also available in Archibus.

Building FCI Calculation: Sum of Renewal Costs for Deficiencies / Current Replacement Value of Facility (CRV) * 100 = Facility Condition Index (FCI)

