

Investing in HVAC System Maintenance

RULES OF THUMB

Typical useful lives and maintenance requirements for major HVAC plant equipment, based on DOE analyses, manufacturer recommendations and common practice.

	LIFETIME (run hours)	MAJOR OVERHAUL (% of first cost/interval)	MINOR OVERHAUL (% first cost/interval)	ANNUAL MAINTENANCE (person-hours per year)
Boiler	220,000	10%/ 50,000 hours	4%/ 10,000 hours	8-12
Chiller	100,000	10%/ 50,000 hours	5%/ 20,000 hours	25-40
Cooling tower	100,000	25%/ 50,000 hours	10%/ 5,000 hours	40-80
Air handler	100,000	varies widely	varies widely	4-8