Building Life Extension for State Buildings Act

{Title, enacting clause, etc.}

Section 1. {Introduction} A proposal to amend the laws of {insert state} to require a life extension study for buildings to be replaced by the state.

Section 2. {Requirement for Life Extension Study}

A. To ensure that proper consideration is given to economically effective options for extending the life of an existing building, the agency responsible for each building system may support each request for funding renovation and shall support each request for funding of the replacement of a building with a building life extension study.

B. The building life extension study shall calculate:

1. The current service life of the building by considering:
   a. The design life of the major components of the building.
   b. The installed cost of the major components.
   c. The remaining useful life of the major components.

2. The cost of extending the service life by five, ten, and twenty-five years respectively.

C. The agency shall compare the calculations with the proposed cost and extended service life of the proposed renovated or replaced building.

D. For the purposes of this section, “major component” includes the following elements of a building:

1. Foundation
2. Roofing
3. Interior construction
4. Plumbing
5. Electrical systems
6. Heating and cooling systems

Section 3. {Repealer Clause}

Section 4. {Effective Date}