



# IAC

Interagency Commission  
on School Construction

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## Definitions of Key Terms Used in the Maryland Statewide Facilities Assessment (SFA)

*This list will be expanded as terms for which definitions are needed are identified.*

- 1) **Actual Age** is the difference in years between the Year of Observation and the Year in Service (YiS).
- 2) **Calculated Remaining Useful Lifespan (CRUL)** is the difference in years between the Actual Age of the asset and its Expected Useful Lifespan (EUL) value. The formula is  $CRUL = EUL - (Year\ of\ Observation - Year\ in\ Service)$ .
- 3) **End of Life** is the point in time when a building system is no longer maintainable through routine maintenance and it becomes necessary to perform regular or frequent emergent maintenance in order for the building system to continue to serve its original intended purpose.
- 4) **Expected Useful Lifespan (EUL)** is the number of years from its date of installation that the asset is expected to serve its intended purpose if it is used under typical circumstances and is maintained as recommended by the manufacturer. For the SFA, the EUL for each asset type was derived from the list of EULs published by BOMA (Building Owners and Managers Association) and adjusted by the IAC as needed to reflect experience in Maryland.
- 5) **Observed Remaining Useful Lifespan (ORUL)** is the number of years that, in the professional judgment of the assessor, remain between the time of assessment and its End of Life.
- 6) **Projected Percentage of Expected Useful Lifespan (PPEUL)** is the actual age of an asset plus the Observed Remaining Useful Lifespan (ORUL), shown as a percentage of the Expected Useful Lifespan (EUL). The formula is  $PPEUL = ((Year\ of\ Observation - Year\ in\ Service) + ORUL) / EUL$ .
- 7) **Year in Service** is the estimated calendar year in which the asset was placed into service for use even if its installation was in a previous year.
- 8) **Year of Observation** is the calendar year in which the date of assessment falls.

The Interagency Commission on School Construction is an agency of the State of Maryland. Staff of the IAC can be reached at [iac.pscp@Maryland.gov](mailto:iac.pscp@Maryland.gov). Learn more about the IAC and its programs at [mdschoolconstruction.org](http://mdschoolconstruction.org).