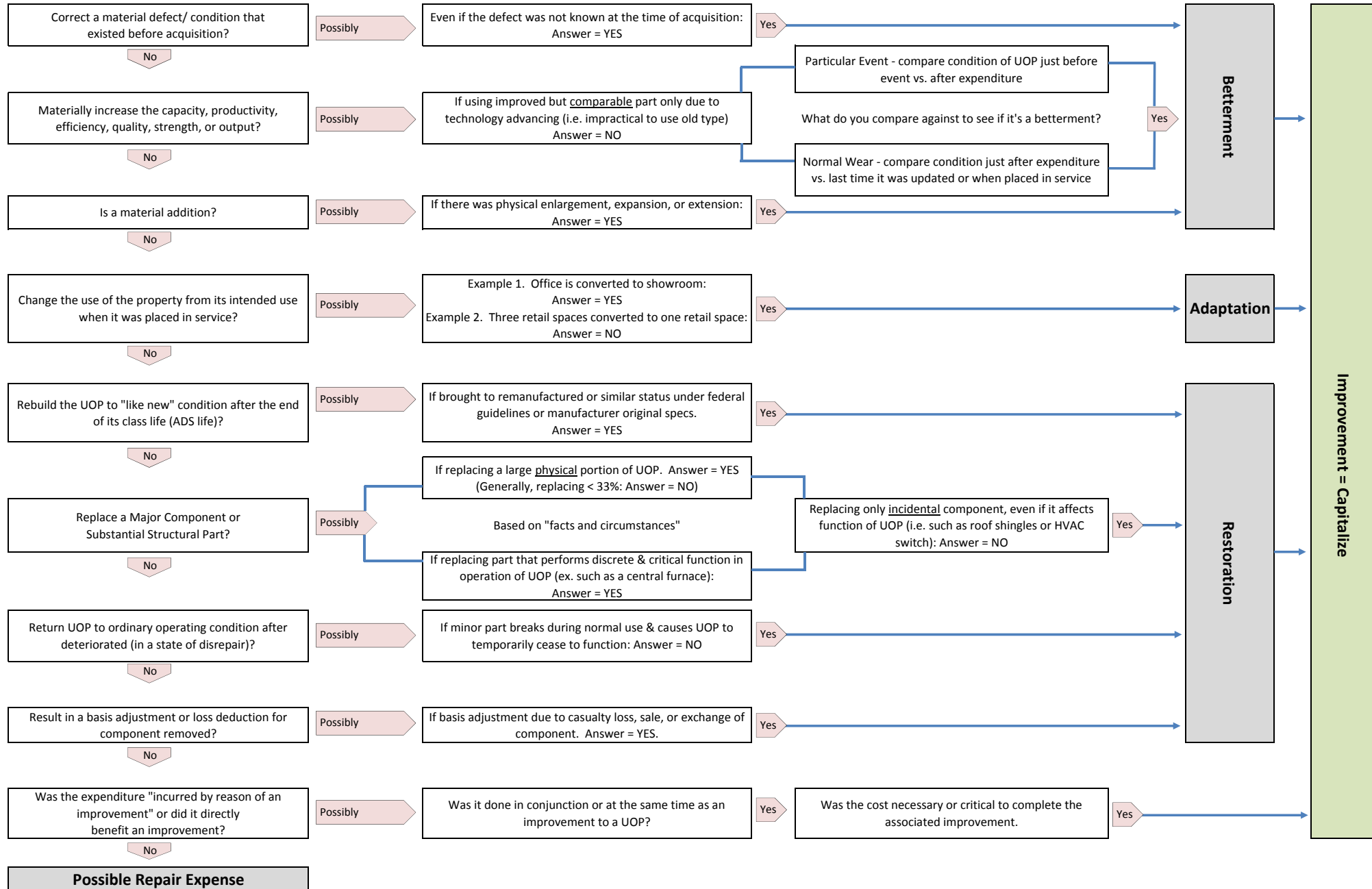




KBKG Repair vs. Capitalization: Improvement Decision Tree - Final Regulations

Considering the appropriate Unit of Property (UOP), does the expenditure:

(Last Updated 3-2-2015)





KBKG Building Unit of Property & Major Components Chart (updated 3-18-2015)

This chart was created to help users identify building systems & typical "major components" in real estate assets. Replacing a major component is a capital expenditure, while replacing an incidental component can be expensed.

Real Estate Major Component (examples)	Building Structure	Land Improvements	HVAC System	Electrical System	Plumbing Systems	Fire Protection System	Security System	Gas Distribution System	Escalators	Elevators
	<ul style="list-style-type: none"> •Roof System (membrane, insulation & structural supports) •Foundation •Other structural Load Bearing Elements, incl: stairs •Exterior Wall System •Ceilings •Floors •Doors •Windows •Partitions •Loading Docks 	<ul style="list-style-type: none"> •Landscaping incl: shrubs, trees, ground cover, lawn, irrigation •Storm drainage incl: inlets, catch basins, piping, lift stations •Site lighting (pole lights, bollard lights, up lights, wiring) •Hardscape (retaining walls, pools, water features) •Site Structures (gazebo, carport, monument sign) •Paving (roads, driveway, parking areas, sidewalks, curbing) 	<ul style="list-style-type: none"> •Heating System (boilers, furnace, radiators) •Cooling System (compressors, chillers, cooling towers) •Rooftop Packaged Units •Air Distribution (Ducts, fans, etc) •Piping (heated, chilled, condensate water) 	<ul style="list-style-type: none"> •Service & Distribution (panel boards, transformers, switch gear, metering) •Lighting (interior & exterior building mounted) •Site Electrical Utilities •Branch Wiring (outlets, conduit, wire, devices etc.) •Emergency Power Systems 	<ul style="list-style-type: none"> •Plumbing Fixtures (sinks, toilets, tubs etc.) •Wastewater System (drains, waste & vent piping) •Domestic Water (supply piping and fittings) •Water Heater •Site Piping Utilities 	<ul style="list-style-type: none"> •Sprinkler System (piping, heads, pumps) •Fire Alarms (detection & warning devices, controls) •Exit lighting & signage •Fire Escapes •Extinguishers & hoses 	<ul style="list-style-type: none"> •Building security alarms (detectors, sirens, wiring) •Building access & control System 	<ul style="list-style-type: none"> •Gas piping incl: to/from property line & other bldgs. 	<ul style="list-style-type: none"> •Stair and Handrail •Drive System (motors, truss, tracks) 	<ul style="list-style-type: none"> •Elevator Car •Drive System (motors, lifts, controls) •Suspension system (counterweights, framing, guide rails)

* Building unit of property (UOP) rules apply to each building structure located on a single property.

** Building system components with a different tax life are separate units of property. For example, a cost segregation study separating HVAC into 5 year & 39 year categories for a restaurant creates two separate HVAC units of property.

Lessee of Building	Must apply the same units of property above but only to the portion of the building being leased.
Personal Property	UOP are parts that are "functionally interdependent" i.e. placing one part in service is dependent on placing the other part in service.
Plant Property	UOP is each component that performs a discrete and critical function. Generally each piece of machinery or equipment purchased separately.
Network Assets	UOP is determined by taxpayers particular facts

Definitions

Plant Property	Machinery & Equipment used to perform an industrial process such as manufacturing, generation, warehousing, distribution, automated materials handling, or other similar activities
Network Assets	Railroad track, oil & gas pipelines, water & sewage pipelines, power transmission & distribution lines, telephone & cable lines; -- owned or leased by taxpayers in each of those respective industries.
Major Component	Part or combination of parts that performs a discrete and critical function in the operation of the unit of property
Incidental Component	Relatively small, inexpensive, or minor part that performs a discrete and critical function for the UOP. Generally, not capitalized because of it's size, cost, or significance. Examples: Asphalt sealer, HVAC thermostats, HVAC fan coils, HVAC registers, Plumbing valves and fittings, lighting or power control devices, hardware, escalator handrail, paint, roof shingles.

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