## ・修繕周期の例（標準様式第 3-2 号記載例の修繕周期（参考）から）

○：補修、修繕、●：取替、◇：その他　　――は修繕周期の幅を示す

| | 修繕工事項目 | 修繕周期例 | 工事区分 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | （参考）計画期間外に実施予定の工事 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Ⅰ 仮設 | 1 仮設工事 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①共通仮設 | 12～15年 | 仮設 | | | | | | | | | | | | ◇ | ― | ― | ◇ | | | | | | | | | ◇ | ― | ― | ― | ― | ― | ◇ | |
| | ②直接仮設 | 12～15年 | 仮設 | | | | | | | | | | | | ◇ | ― | ― | ◇ | | | | | | | | | ◇ | ― | ― | ― | ― | ― | ◇ | |
| Ⅱ 建物 | 2 屋根防水 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①屋上防水（保護） | 12～15年 | 補修、修繕 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | | | | | | | | |
| | | 24～30年 | 撤去・新設 | | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | ― | ― | ― | ● | |
| | ②屋上防水（露出） | 12～15年 | 補修、修繕 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | | | | | | | | |
| | | 24～30年 | 撤去・新設 | | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | ― | ― | ― | ● | |
| | ③傾斜屋根 | 12～15年 | 補修、修繕 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | | | | | | | | |
| | | 24～30年 | 撤去・葺替 | | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | ― | ― | ― | ● | |
| | ④庇・笠木等防水 | 12～15年 | 修繕 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | | | | | | | | |
| | 3 床防水 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①バルコニー床防水 | 12～15年 | 修繕 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | ○ | ― | ― | ― | ― | ― | ○ | |
| | ②開放廊下・階段等床防水 | 12～15年 | 修繕 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | ○ | ― | ― | ― | ― | ― | ○ | |
| | 4 外壁塗装等 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①躯体コンクリート補修 | 12～15年 | 補修 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | ○ | ― | ― | ― | ― | ― | ○ | |
| | ②外壁塗装 | 12～15年 | 塗替 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | | | | | | | | |
| | （雨掛かり部分） | 24～30年 | 除去・塗装 | | | | | | | | | | | | | | | | | | | | | | | | ○ | ― | ― | ― | ― | ― | ○ | |
| | ③外壁塗装 | 12～15年 | 塗替 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | | | | | | | | |
| | （非雨掛かり部分） | 24～30年 | 除去・塗装 | | | | | | | | | | | | | | | | | | | | | | | | ○ | ― | ― | ― | ― | ― | ○ | |
| | ④軒天塗装 | 12～15年 | 塗替 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | | | | | | | | |
| | | 24～30年 | 除去・塗装 | | | | | | | | | | | | | | | | | | | | | | | | ○ | ― | ― | ― | ― | ― | ○ | |
| | ⑤タイル張補修 | 12～15年 | 補修 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | ○ | ― | ― | ― | ― | ― | ○ | |
| | ⑥シーリング | 12～15年 | 打替 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | ○ | ― | ― | ― | ― | ― | ○ | |
| | 5 鉄部塗装等 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①鉄部塗装（雨掛かり部分） | 5～7年 | 塗替 | | | | | ○ | ― | ○ | | | ○ | ― | ○ | | | ○ | ― | ○ | | | ○ | ― | ○ | | | ○ | ― | ○ | | | ○ | |
| | ②鉄部塗装（非雨掛かり部分） | 5～7年 | 塗替 | | | | | ○ | ― | ○ | | | ○ | ― | ○ | | | ○ | ― | ○ | | | ○ | ― | ○ | | | ○ | ― | ○ | | | ○ | |
| | ③非鉄部塗装 | 12～15年 | 清掃・塗装 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | ○ | ― | ― | ― | ― | ― | ○ | |
| | 6 建具・金物等 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①建具関係 | 12～15年 | 点検・調整 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | | | | | | | | |
| | | 34～38年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ●（36年目前後） |
| | ②手すり | 34～38年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ●（36年目前後） |
| | ③屋外鉄骨階段 | 12～15年 | 補修 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | | | | | | | | |
| | | 34～38年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ●（36年目前後） |
| | ④金物類（集合郵便受等） | 24～28年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | ― | ● | | | |
| | ⑤金物類（ﾒｰﾀｰﾎﾞｯｸｽ扉等） | 34～38年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ●（36年目前後） |
| | 7 共用内部 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①共用内部 | 12～15年 | 張替・塗替 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | ○ | ― | ― | ― | ― | ― | ○ | |
| Ⅲ 設備 | 8 給水設備 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①給水管 | 19～23年 | 更生 | | | | | | | | | | | | | | | | | | | ○ | ― | ― | ― | ○ | | | | | | | | |
| | | 30～40年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ●（30～40年目頃） |
| | ②貯水槽 | 12～16年 | 補修 | | | | | | | | | | | | ○ | ― | ― | ― | ○ | | | | | | | | | | | | | | | |
| | | 26～30年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | ― | ● | |
| | ③給水ポンプ | 5～8年 | 補修 | | | | | ○ | ― | ― | ○ | | | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | |
| | | 14～18年 | 取替 | | | | | | | | | | | | | | ● | ― | ― | ― | ● | | | | | | | | | | | | | |
| | 9 排水設備 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①排水管 | 19～23年 | 更生 | | | | | | | | | | | | | | | | | | | ○ | ― | ― | ― | ○ | | | | | | | | |
| | | 30～40年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ●（30～40年目頃） |
| | ②排水ポンプ | 5～8年 | 補修 | | | | | ○ | ― | ― | ○ | | | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | |
| | | 14～18年 | 取替 | | | | | | | | | | | | | | ● | ― | ― | ― | ● | | | | | | | | | | | | | |
| | 10 ガス設備 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①ガス管 | 28～32年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | |
| | 11 空調・換気設備 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①空調設備 | 13～17年 | 取替 | | | | | | | | | | | | | ● | ― | ― | ― | ● | | | | | | | | | | | | | | |
| | ②換気整備 | 13～17年 | 取替 | | | | | | | | | | | | | ● | ― | ― | ― | ● | | | | | | | | | | | | | | |
| | 12 電灯設備等 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①電灯設備 | 18～22年 | 取替 | | | | | | | | | | | | | | | | | | ● | ― | ― | ― | ● | | | | | | | | | |
| | ②配電盤類 | 28～32年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | |
| | ③幹線設備 | 28～32年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | |
| | ④避雷針設備 | 38～42年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ●（38～42年目頃） |
| | ⑤自家発電設備 | 28～32年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | |
| | 13 情報・通信設備 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①電話設備 | 28～32年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | |
| | ②テレビ共聴設備 | 15～20年 | 取替 | | | | | | | | | | | | | | | ● | ― | ― | ― | ― | ● | | | | | | | | | | | |
| | ③インターネット設備 | 28～32年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | |
| | ④インターホン設備等 | 15～20年 | 取替 | | | | | | | | | | | | | | | ● | ― | ― | ― | ― | ● | | | | | | | | | | | |
| | 14 消防用設備 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①屋内消火栓設備 | 23～27年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | ― | ● | | | | |
| | ②自動火災報知設備 | 18～22年 | 取替 | | | | | | | | | | | | | | | | | | ● | ― | ― | ― | ● | | | | | | | | | |
| | ③連結送水管設備 | 23～27年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | ― | ● | | | | |
| | 15 昇降機設備 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①昇降機 | 12～15年 | 補修 | | | | | | | | | | | | ○ | ― | ― | ○ | | | | | | | | | | | | | | | | |
| | | 26～30年 | 取替 | | | | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | ― | ● | |
| | 16 立体駐車場設備 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①自走式駐車場 | 8～12年 | 補修 | | | | | | | | ○ | ― | ― | ― | ○ | | | | | | | | | | | | | | | | | | | |
| | | 28～32年 | 建替 | | | | | | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | |
| | ②機械式駐車場 | 5年 | 補修 | | | | | ○ | | | | | ○ | | | | | ○ | | | | | | | | | | ○ | | | | | ○ | |
| | | 18～22年 | 取替 | | | | | | | | | | | | | | | | | | ● | ― | ― | ― | ● | | | | | | | | | |
| Ⅳ 外構・その他 | 17 外構・附属施設 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①外構 | 24～28年 | 補修、取替 | | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | ― | ● | | | |
| | ②附属施設 | 24～28年 | 取替、整備 | | | | | | | | | | | | | | | | | | | | | | | | ● | ― | ― | ― | ● | | | |
| | 18 調査・診断、設計、工事監理等費用 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①点検・調査・診断 | 10～12年 | | | | | | | | | | | ◇ | ― | ◇ | | | | | | | | | | ◇ | ― | ◇ | | | | | | | |
| | ②設計等 | 12～15年 | | | | | | | | | | | | | ◇ | ― | ― | ◇ | | | | | | | | | ◇ | ― | ― | ― | ― | ― | ◇ | |
| | ③工事監理 | 12～15年 | | | | | | | | | | | | | ◇ | ― | ― | ◇ | | | | | | | | | ◇ | ― | ― | ― | ― | ― | ◇ | |
| | ④臨時点検（被災時） | － | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 19 長期修繕計画作成費用 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ①見直し | 5年 | | | | | | ◇ | | | | | ◇ | | | | | ◇ | | | | | ◇ | | | | | ◇ | | | | | ◇ | |