

RICS NRM 3 logic and level tables (2026)

RICS has updated the **NRM 3 logic and level tables (January 2026)**, in order to align the NRM 3 cost structure with the latest SFG20 maintenance task schedules and CIBSE Guide M life cycle costing (for the MEP reference service life tables).

This is the third iteration of the NRM 3 logic and level tables, the first being for the 1st edition of NRM 3, published in January 2015.

The 2nd edition of NRM 3 updated the logic and level tables, which were published in Excel format in January 2021.

2026 version summary

This 2026 version of the NRM 3 logic and level tables has updated the 2nd edition version as follows.

Group element, element and sub-element	No change	NRM 1 and NRM 3 cost structure unaltered
Maintainable asset descriptions	Extended	NRM 3 list aligns with all SFG20 tasks
Unit of measure for renewals	No change	NRM 1 and NRM 3 unit of measure unaltered
Unit of measure for maintain	New	NRM 3 now lists the maintain unit of measure separately
Material type	New	NRM 3-specific information needed for life cycle costing
Work groups	No change	NRM 3 16 elements (as previous version)
NRM 3 coding	Revised	NRM 3 coding of all levels, down to lowest maintainable assets

Rationale behind changes since NRM 3 2nd edition

The rationale behind NRM 3, *Order of cost estimating and cost planning for building maintenance works*, is to provide the **standardised basis** to integrate capital construction cost management (NRM 1) with life cycle renewals and maintenance works (NRM 3). To provide this, NRM 1 and NRM 3 have exactly the same group, element and sub-element cost breakdown structure.

The list of maintainable asset descriptions in NRM 3 has been established by the alignment between NRM 3 and SFG20 tasks. The extended list of maintainable assets/components has been updated, as new SFG20 maintenance task schedules have been created since 2021.

NRM 3 provides the **bridge between capital and revenue**. NRM 3 has been adopted and used in the CIBSE Guide M11 - Indicative Economic Life Expectancy table, linking the NRM 3 cost breakdown structure to the reference service life (in years) of each individual building engineering asset.

NRM 3 has also been mapped to Uniclass systems and products. NRM 3 codes have been incorporated into **Uniclass classification tables**.

As the result of the alignment of the NRM 3 logic and level tables with these industry data standards, it now provides:

- 1 a common data structure for use not just for capital projects, but also for the entire asset life cycle through to disposal
- 2 a common language for all maintainable asset descriptions (such as chiller, boiler, or air handling unit)
- 3 alignment of NRM 3 with applicable operation and maintenance tasks (by linking to SFG20 task schedules/codes), which provides the basis to standardise asset registers for maintenance planning, while also standardising the use of asset renewal plans (combined with maintain)
- 4 an asset breakdown structure by linking the NRM cost breakdown structure with Uniclass, which enables the quantification and extraction of costs and whole life carbon assessment from BIM models
- 5 a connection down to lowest maintainable assets through NRM 3's element and sub-element structure; this is important to create one asset register that can be used for multiple purposes (such as planned preventative maintenance, net zero carbon and asset life renewals), and
- 6 NRM 3 work groupings that can be used to procure relevant packages of work (such as, life safety systems, electrical works or lifts).

Informative worked examples

The NRM 3 logic and level tables Excel document includes the following informative worked examples:

- Tab 9: NRM 3 Maintain – cost model from an asset register
- Tab 10: NRM 3 Renewals – from construction cost plans
- Tab 11: NRM 3 Renewals – from as-built data
- Tab 12: NRM 3 Renewals – from asset condition surveys

Acknowledgements

The NRM 3 logic and level tables have been updated by an industry collaboration between the following industry data standards bodies:

- RICS: the NRM 3 technical author updated the tables, which were validated by the NRM 1 technical author.
- CIBSE: members adopted the NRM 3 structure in the latest economic life expectancy tables for Guide M technical standards.
- SFG20: the technical standards team supported the alignment of NRM 3 with the latest SFG20 task schedules and service groupings.
- Uniclass: the technical classification team incorporated NRM 3 codification to align with Uniclass systems and product tables.

Statement from the technical author of NRM 3

‘Since the 1st edition of NRM 3 was published in 2015, NRM 3 has provided the basis to enable data interoperability between projects and operation and maintenance (maintain and renewals), as well as being used in the application of digital-enabled life cycle costing and procurement of supply contracts.

NRM 3 provides a common data classification and common language that can be used throughout the entire asset life cycle – cradle to grave.

Using NRM 3 as the basis to align with other data standards will be a game changer, and assist with the wider use of life cycle costing across all stages of capital projects and during the operational in-use phase, driving a more standardised, robust and effective method of cost management.

This has been made possible by collaboration with other data standards bodies, which has also improved all of their classification and data standards.’

Andrew Green

Technical author of NRM 3, and the technical author for CIBSE’s Guide M11 Life cycle costing (2023)