

4.02) are deductible under I.R.C. § 162(a), must be capitalized as improvements under I.R.C. § 263(a), or must be capitalized as the costs of property produced by the taxpayer for use in its trade or business under I.R.C. § 263A. “Qualified building” means each building unit of property used by a qualified taxpayer primarily for selling merchandise to customers at retail or primarily for preparing and selling food or beverages to customer order for immediate on-premises and/or off-premises consumption. For these purposes, selling merchandise to customers at retail includes the sale of identical goods to resellers if the sales to

resellers are conducted in the same building and in the same manner as retail sales to non-reseller customers (for example, warehouse clubs, home improvement stores). For purposes of this revenue procedure, a building unit of property is comprised of each building, as defined in Treas. Reg. § 1.48-1(e)(1), and its structural components, as defined in Treas. Reg. § 1.48-1(e)(2). The revenue procedure also provides procedures for obtaining automatic consent to change to the safe harbor method of accounting permitted by this revenue procedure. **Rev. Proc. 2015-56, I.R.B. 2015-49.**

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