WARRANTIES
Determining effective dates of warranties.

Establishment and documentation of effective dates of warranties will provide a clear understanding for all parties and minimize potential problems.

- Contract warranty periods typically commence when the Certificate of Substantial Completion is issued unless otherwise agreed to.
- Contract documents should state which party is responsible for providing the warranty and its term length.
- If a portion of the building is occupied by the Owner prior to project completion, and a portion of the building systems or equipment is turned over to the Owner for operation, warranty periods for that system or equipment typically begins at date of transfer of ownership from Contractor to Owner.
- If at the time of full occupancy of the building, there are systems or equipment not yet complete, the warranty period for those systems or equipment begins only after they have been completed by the Contractor.
- The Contractor should submit a written Certificate of Substantial Completion, listing said system and equipment to the Design Professional for signature of the Owner for record keeping.
- If the Contractor wants to use permanent systems or equipment during construction, the Owner should provide written permission to stipulate the conditions of acceptances for such use and also establish the beginning of the warranty period.

REFERENCES:
ConsensusDOCS 200: Owner/General Contractor Agrmt and General Conditions
AIA A201 General Conditions
Temporary Facilities and Controls Construction Guidelines

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