PROJECT SPECIFIC CODES AND OWNER STANDARDS
Clearly defining project responsibilities will minimize change orders.

If the applicable Codes and Owner Standards for the specific project are identified early in the design process and shown clearly on the contract documents, change orders will be minimized.

- When project Design/Construction requirements are clearly defined, it reduces misunderstanding of the intent of the Codes and Owner Standards as they apply specifically to this project.
- Identification of applicable Codes and Owner Standards should be assigned as follows:
  - Building Codes: Design Team
  - Standards: Owner’s Representative
- Incorporation into contract documents should be the responsibility of the design team with review by the Owner’s Representative.
  - It is the responsibility of the design team, with the support of the owner, to request appropriate variances from the local building officials and reflect these on the contract documents.
- Specific applications should be clearly and completely identified and defined in the contract documents; incorporation of Codes and Standards by reference only should be avoided.
- The General Contractor, Construction Manager and/or Subcontractors have primary responsibility throughout the construction process for implementation of the specific Codes and Standards identified in the contract documents. However, the General Contractor, Construction Manager and/or Subcontractors should not be responsible for interpretation of Codes and Standards, except in the case of delegated design.

REFERENCES:
AIA A201 General Conditions of the Contract
ConsensusDOCS 200 Standard Agreement and General Conditions between Owner and Contractor
EJCDC 1910-8 General Conditions of the Construction Contract
CSI Project Delivery Practice Guideline

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