



AIA North Carolina

A Chapter of The American Institute of Architects



JCR-32

Construction Time For Projects

May 1977

September 1979, April 1991, October 1999

Recommendations:

1. The bidding documents should specify the number of calendar days allowed for construction, particularly on projects utilizing separate contracts.
2. The total number of calendar days stipulated for construction should include, and so designate, the number of working days allowed in the construction time for normal bad weather.
3. Normal bad weather days should be those days on which precipitation is 0.10 of an inch, or greater, or any day the temperature fails to exceed an average of 40° F and that bad weather shall have had an adverse effect on the schedule.
4. If the total accumulated number of working days lost due to bad weather, from the start of work until the project is completed, exceeds the total number of days allowed in the construction time for normal bad weather, the time for completion should be extended by the difference.
5. The normal bad weather days and any time extension should be based on the Local Climatological Data Sheets compiled and published by the National Climatic Center, Asheville, North Carolina, and on daily weather logs kept on the job by the contractor reflecting the affect of the weather on progress of the work as initialed by the architect's representative.
6. Bad weather days that have delay consequences beyond the day of occurrence should be considered as lost construction days. For example, at phases of the job when clearing, foundation work, slabs on grade, masonry, etc., are in progress, several days can be lost due to rain, snow or freezing temperatures before conditions are suitable to proceed with construction. This, of course, is a judgment call between the architect and contractor and should be considered if contractor requests additional contract time.

Comments:

- A. Specifying the number of calendar days for construction in the bid documents allows for competitive bidding on an equal basis.

JCR-32

- B. When time is of the essence on any private project, contractors should be notified that the project will be awarded on a price and/or time basis.

End of JCR-32

This recommendation is the result of considerable discussion and deliberation by the Architect and General Contractor members of the Joint Cooperative Committee of AIA North Carolina and the Carolinas AGC. While its provisions are not binding on individual Architects or General Contractors, the committee believes that adherence to the recommendations will benefit the Owner and the Construction Industry in general.