



JCR-34

Guarantees and Warranties

May 1977

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Recommendations:

All guarantee and warranty items exceeding one year in duration and/or having special requirements should be specifically itemized in the Special Conditions of the Contract Documents as well as in the appropriate sections of the specifications.

Comments:

- A. Guarantees and/or warranties should be based on normal practice and unrealistic or overly inclusive requirements should be avoided.
- B. As a minimum, the Contract Documents should provide the following information:
 1. What is the guarantee or warranty?
 2. What is the extent of the guarantee or warranty?
 3. By whom is the guarantee to be made - the prime contractor, others? Guarantee may require a certificate or a principal guarantee from subcontractor, supplier and/or the manufacturer.
 4. How long is the guarantee or warranty. One year is stipulated in the AIA General Conditions 1997 Edition.
 5. Effective dates of guarantee.
 - a. Be specific and document.
 - b. Beginning of the guarantee is ideally and normally the date of substantial completion. The date of substantial completion of the work, or designated portion thereof, is the date certified by the architect when construction is substantially complete, in accordance with contract documents so the owner may occupy the work, or designated portion thereof, for the use of which it is intended.

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- c. If portions of the project are occupied prior to completion or acceptance of the entire project, then guarantees should begin on these portions at the time of occupancy.

End of JCR-34

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.