

AIA CERTIFICATE OF SUBSTANTIAL COMPLETION%0A

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Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.

http://isengewant.de/Document_G704-__2017-content_aia_org.pdf

AIA Forms G704 Certificate of Substantial Completion

The G704 Certificate of Substantial Completion is a standard AIA document for recording the date of substantial completion of the work or substantial completion of a designated portion thereof. The contractor prepares a list of items to be completed or corrected, and the architect verifies and amends this list.

http://isengewant.de/AIA_Forms-G704_Certificate_of_Substantial_Completion.pdf

Substantial Completion When exactly does it occur

Although a certificate of occupancy (CO) may be a good point of reference for determining whether a building or facility can be occupied or utilized for its intended work, the standard AIA provision does not require obtaining a CO to reach the level of substantial completion.

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The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

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What is Defined as Substantial Completion in Construction

American Institute of Architects forms call for the contractor to apply to the project architect for a certificate of substantial completion. This is an effective process, but only if it is followed by the parties. In a recent Oregon legal case, there was apparently no application and no certificate of substantial completion.

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Substantial Completion on the Construction Project How

Note that the AIA general conditions do not state that either a temporary or permanent certificate of occupancy must be issued for substantial completion to occur. For example, in the case of an office building, once the building is able to be used for upfitting purposes by the owner it is substantially complete, even if the building is not yet able to be occupied.

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G704 Certificate of Substantial Completion CMS

The Certificate of Substantial Completion template is a completely editable Microsoft Excel spreadsheet that allows the user to create a G704 style Certificate of Substantial Completion for their construction projects. Once purchased this form can be downloaded directly to your personal or business computer and is yours for unlimited usage.

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WHAT IS SUBSTANTIAL COMPLETION Florida Construction

Under the general conditions of the AIA (American Institute of Architects A201 Document 2007),

substantial completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. (AIA Document A201 s. 9.8.1) Under the AIA, the http://isengewant.de/WHAT_IS_SUBSTANTIAL_COMPLETION-_Florida_Construction-_.pdf

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