



**AIA North Carolina**

A Chapter of The American Institute of Architects



**Carolinan AGC**  
Building Your Business

## **JCR-16**

### **Certification of Substantial Completion**

October 1974

October 1975, October 1999, July 2008

#### **Recommendations:**

The nationally approved AIA Form G704 (Certificate of Substantial Completion) is the preferred method of documenting substantial completion and owner's feasibility to occupy.

#### **Comments:**

##### **A. Execution of this form:**

1. Establishes the date of substantial completion and mutually agreeable date of occupancy.
2. Establishes schedule for completion of remaining work.
3. Establishes the commencement of all warranties and of all guarantees.

##### **B. Refer to JCR-8 retainage recommendation on uncompleted items of work.**

#### **End of JCR-16**

*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.*