



AIA North Carolina

A Chapter of The American Institute of Architects



JCR-36

Temporary Heat, Cooling, Ventilation, Lights & Utility Services

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Recommendations:

The following should be included in the Supplementary General Conditions:

Each prime contractor shall provide necessary and adequate facilities as they relate to his contract work and as required for the completion of the project in accordance with the contract documents. Any permanent meters installed shall be listed in the project expeditor's name until substantial completion.

In the event the project does not require the services of a particular prime contractor, then the general construction contractor will provide the temporary utilities normally furnished by that prime contractor.

Each prime contractor is responsible for:

1. Installation, operation, maintenance and removal of each temporary service or facility usually considered as its own normal construction activity.
2. Plug-in electric power cords and extension cords, and supplementary plug-in task lighting and special lighting necessary for its own activities.
3. Its own field office, complete with necessary furniture, utilities and telephone service.
4. Its own storage and fabrication sheds.
5. Special or unusual hoisting requirements, including hoisting material or equipment into spaces below grade, and hoisting requirements outside building enclosure.
6. Collection and disposal of its own hazardous, dangerous, unsanitary or other harmful waste material.
7. Secure lockup of its own tools, materials and equipment.
8. Construction aids and miscellaneous services and facilities necessary exclusively for its own construction activities.
9. Water hoses, etc.

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10. Arranging for authorities having jurisdiction to inspect and test each temporary utility before use. Obtain required certificates and permits.
11. Drinking water for its own employees.

Temporary Electrical Service, Wiring & Lights:

1. Temporary electrical service, power wiring distribution and lights shall be furnished, installed, maintained and removed by the electrical prime contractor.
2. Temporary electrical service, wiring and lights shall, as a minimum, include the following unless the designer has specified a more stringent requirement:
 - a. 100 amp panel, pole mounted adjacent to foundation excavation with 1-220 volt outlet and 8-110 volt outlets.
 - b. 100 amp service for each prime contractor's office trailer and the specified office trailers of the owner, architect, engineers, etc.
 - c. 100 amp panel for each 20,000 sq. ft. of floor area or one on each floor with less than 20,000 sq. ft. with 15 and 20 amp outlets.
 - d. 5 foot candles of light at the floor in open spaces.
 - e. 10 foot candles of light at the floor in corridors and stairs.
 - f. Job requirements in perimeter site lighting when specified.
 - g. Install an outlet at each floor for the heat trace on the temporary water lines.
3. Temporary lighting for areas of 100 square feet or less will be provided by the trade requiring the lighting.
4. When the complexity of the project requires a temporary electrical power riser diagram and typical lighting layout, the architect/engineer shall include this in the bidding documents.

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Permanent Power & Wiring:

1. The electrical prime contractor shall have the building's permanent power wiring distribution system in sufficient readiness and shall provide electrical power as required by the HVAC prime contractor for temporary climatic control.
2. The electrical prime contractor shall also have the permanent power wiring distribution in sufficient readiness for the use of other contractors such as elevator contractors.
3. The electrical prime contractor shall have sufficient permanent wall outlets ready for use by other contractors when the temporary service is removed.
4. All metered electrical power costs, both temporary and permanent, will be paid for by the project expediter named by the owner until the meters are re-listed in the owner's name.

Permanent Lighting System:

1. The electrical prime contractor shall have the building's permanent lighting system ready at the time the general prime contractor begins the building finishes and shall provide adequate lighting in those areas where finish is being performed.
2. When the permanent lighting system is used during the finishing stages, all lamps shall be burning at the time of final inspection. The electrical prime contractor shall turn over to the owner a sufficient number of lamps and ballasts to equal 5% of each type used in the project for installation by the electrical prime contractor during the warranty period.

Temporary Toilet Facilities And Water:

1. The plumbing prime contractor shall provide the project requirements of water distribution.
2. Piped water shall, at a minimum, be furnished to each floor of the building and other locations that the type of construction may require.
3. All metered water costs will be paid for by the project expediter named by the owner.
4. Temporary water lines shall be freeze protected by the plumbing prime contractor with insulation or heat trace or both.
5. The project expediter will be responsible for providing the job requirements of temporary chemical toilets.

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Comments:

1. The architect shall make every effort to convince the owner that it is in everyone's best interest for the owner to pay all metered utility costs.
2. The architect shall take into consideration extending the specified warranty period for equipment and materials that are used in providing temporary utilities.
3. The architect/engineer is requested to include the warranty requirements in the technical sections of the specifications as well as in the General Conditions section, especially in the P M & E sections.

End of JCR-36

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.