

Cutting and Patching

NEW WORK IN EXISTING CONSTRUCTION

In the AIA 201 2017, General Conditions of the Contract for Construction, **the responsibility for cutting and patching is assigned entirely to the Contractor:**

- **3.14: CUTTING AND PATCHING**
 - **3.14.1** The Contractor shall be responsible for cutting, fitting or patching required to complete the work or to make its parts fit together properly. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching, unless otherwise required by the Contract Documents.
- So, **we do not give precise instructions on how to cut and patch**, unless it is required by the program - very rarely does this happen and when it does, if possible, get the information through the Owner and document it as such.
- Additionally, the Contractor is prohibited to cut and patch existing or new construction by Separate Contractors, unless authorized by the Owner.
- **3.14.2** The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction or the Owner or Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner or a Separate Contractor except with written consent of the Owner and of Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, form the Owner or a Separate Contractor, its consent to putting or otherwise altering the Work.

(Separate Contractors are contractors hired by the Owner as general contractors to work in separate areas or components of the project, for example, security, communications, landscaping, etc.)

Question of the week

The work involves patching of the existing roof and the Contractor wants to know what kind of roof is it. Do we have to document this and the manner of patching?

QUICK ANSWER: No, we do not and should not.
WHY? Have a read.

SPECIAL CONSENT

The Contractor needs special consent to cut structural components, operating utilities, equipment, or systems, waterproofing, and other items listed in our specs (documented in the Division 01 Section EXECUTION).

In our specs, there are also requirements for cutting and patching in occupied buildings.

BUILDING ENVELOPE

When cutting and patching the building envelope, again have the Contractor verify if anything is under warranty. Have the Contractor test the patched areas when possible.

INTERIOR PARTITIONS

Require the Contractor to rebuild the partitions to the same assembly as the original assembly. If rated, keep exactly the same assembly to maintain the rating. For finishing, require the contractor to finish the new partition as required for a new one (same GA level) and to paint the entire partition, not only the area being patched.

THE ROOF

When cutting and patching a roof, we do not have to tell the Contractor what type of roof is being cut and patched. However, we should ask the Contractor to verify if the existing roof is still under warranty, and if it is, to contact the roof manufacturer so a technical representative approves the method and execution of the work to prevent invalidating the warranty.

We should also ask the Contractor to test the patching for leaks when possible.
