IN-LB	Inch-Pound Units
SI	International System of Units

Responsibility in Concrete Rehabilitation Construction—Guide

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This guide identifies and suggests allocation of responsibilities to various parties involved in concrete rehabilitation in the United States; however, the guidance presented may apply to contractual relationships addressing concrete construction in other parts of the world. This guide can be useful in evaluating existing contract documents for adequacy and balance with respect to responsibilities in concrete rehabilitation projects.

In some cases, the responsibilities outlined carry the force of law. In others, there are options that could be incorporated into a particular contract.

Keywords: concrete rehabilitation; contracts; responsibility.

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CHAPTER 1—INTRODUCTION AND SCOPE

1.1—Introduction

The term "rehabilitation" (the process of repairing or modifying a structure to a desired useful condition) is used herein, as it includes the repair, modification, and alteration of an existing structure to a desired condition of serviceability to comply with the owner's needs, and is the intent of this document. The responsibilities of each party in a concrete rehabilitation project are delineated herein, an example being the owner's obligation to establish project objectives, budget, schedule, durability, and expected service life of repairs. These and other requirements should be adequately described in the contracts between the parties. It is essential that the party controlling the contract process (usually the owner or an owner's representative) recognizes the steps necessary to determine repairs and modifications to achieve project objectives and to assign consistent responsibilities among the parties. Clarity and consistency in the responsibilities defined in the contracts will reduce disputes.

1.2—Scope

This guide describes the responsibilities of various parties involved in assessment, design, execution, and inspection of the rehabilitation of concrete structures in the United States. While the document is primarily directed to projects in the United States, the guidance presented may be applicable to contractual relationships addressing concrete rehabilitation in other parts of the world. Consistent with ACI 562, this guide is applicable for repair and rehabilitation of existing structural concrete buildings; members; systems; and, where applicable, nonbuilding structures including, but not limited to, parking decks, tanks, equipment support frames, and retaining structures.

This guide is not intended to supersede contracts between the parties. If there are inconsistencies between the parties' contracts and responsibilities defined in this guide, then the contracts between the parties govern the relationships and responsibilities. One use of this guide would be to evaluate the balance of the responsibilities associated with concrete rehabilitation.

1.3—Process

Concrete rehabilitation projects customarily begin with a condition assessment and evaluation of an existing structure, in whole or in part, seeking to establish whether an owner's objectives can be met in consideration of constraints presented by the existing structure (Stivaros 2019). Rehabilitation construction may vary considerably from new concrete construction, potentially involving specialty professional services and unique construction techniques. In contrast to new concrete construction or maintenance, concrete repair and rehabilitation begins with a structural condition assessment. ACI 562 contains performance-based requirements for assessment of existing concrete structures.

It is common for contractors to be engaged in advance of a rehabilitation program to provide access for surveys, assist in exploratory probes, execute material sampling and testing, and provide vital information to facilitate preliminary design analysis. Cost estimating, logistics, planning, and scheduling are essential aspects needed to define program parameters and assist an owner in confirming the project feasibility and program parameters.

Concrete rehabilitation projects often involve parties with specialization or expertise gained through education, expe-