

# General Contractors Definitions



## CONSTRUCTION MANAGER

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- **Pure Agency Construction Manager** is merely an agent of the owner, neither designing nor constructing the project. Instead the manager administers the construction contract throughout the planning, design and construction phases of the project.
- **At Risk Construction Manager** provides construction advice and construction leadership on a project during the planning and design stages and also provides construction leadership, contract management, direction, supervision, coordination and control of the work during the construction phase. Also will hire the subcontractors and be responsible for obtaining proper certificates of insurance from them.

## GENERAL CONTRACTOR

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A contractor who subcontracts work to others in excess of 50% of their total receipts. Exercises primary control of the job site and is named in the construction documents as the general contractor of record. He is responsible for the subcontractors performing their job as the contract requires and for getting certificates of insurance from them.

## SUBCONTRACTOR

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A contractor who hires himself out to another, generally a contractor to do work as prescribed by the contractor, commonly known as the general contractor. It is important to know if he hires himself out to the GC doing tract homes, subdivisions, town homes, condos.

## ARTISAN CONTRACTOR

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A contractor who specializes in one type of contracting work only, such as framing, painting, flooring, roofing, hvac, etc. These may work independently on a single job as contracted or they may sub themselves out to a GC. If the application doesn't tell you, the receipts may give a clue as to whether he subs himself out. Receipts are generally higher if he is subbing himself out.

## RESIDENTIAL WORK

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New or major rehabilitation of residential facilities: single or multi-family developments, tract housing, subdivisions, town homes or condominiums.

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## CUSTOM HOME BUILDER

Contracts with one individual to build a home for them, usually on a lot the customer already owns. The lot is not part of a tract or a subdivision.

## FRAMING CONTRACTORS

A framing contractor puts up the beams, studs, etc on which the walls and roof are built. Probably 95% or more of these hire themselves out to a General Contractor who may be building tract homes, town homes and/or subdivisions.

## TRACT HOUSING

Typically developments in which a given developer is involved with multiple homes in a given area with the following characteristics: similar of lot size, similar cost, and similar or limited floor plans.

## EIFS

Exterior Insulation Finishing Systems are multi-layered exterior wall systems (which resemble stucco in appearance) that are used on both commercial and residential facilities.

## PRE-STRESSED CONCRETE

Concrete constructed to withstand a specified stress or load bearing criteria.

## TILT UP CONSTRUCTION

Method of construction where wall sections are cast horizontally on the ground and tilted or lifted into position.

## DEBRIS REMOVAL CONTRACTOR

A contractor who will go to a property that in many cases has suffered some type of loss and is totally or partially destroyed. This contractor will clear the property of the destruction. He is not a demolition contractor.

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## DEMOLITION CONTRACTOR

A contractor who enters a property to take a structure down. ISO class is Wrecking of buildings.

## BLASTING CONTRACTOR

A contractor whose primary job is to use explosives to accomplish the task his client has contracted for.

## CONCRETE MAINTENANCE AND REPAIR

Involves numerous processes, including, but not limited to: cleaning the area, removing the loose concrete by sandblasting or a pressurized water wash and pumping under pressure liquid adhesives, epoxy, polyester and acrylics into the opened areas to fill and seal the cracks.

## PUNCH OUT WORK

When a building is completed, the customer will do a walk through and make a list of any problems they see. This is called a Punch Out List. The contractor will then go in and fix those items to the satisfaction of the customer.

## TURN KEY

The contractor handles every responsibility necessary to bring the job to final completion.