

The shorter contracts compared to domestic building contracts

	JCT ICD	JCT MWD	JCT HO/C & HO/B	RIBA DBC
Contract length (RIBA DBC = 1L)	4.3L	2.3L	0.3L	1L
Independent decision maker/CA	Yes	Yes	Yes, HO/C only	Yes, or option for Client as CA
Drafted for consumer clients	No	No	Yes	Yes
Customer cancellation	No	No	Yes	Yes
Collaborative working clause	Schedule 5 /1	Schedule 3/1	No	3
Contractor Design Portion (CDP)	Yes	Yes	No	Optional
CDP submission	Schedule 6	2.1.3	No	15.2
Client selected subcontractors	Yes, Named but not for CDP	No	No	Optional
Professional Indemnity Insurance required	Yes	No	No	Yes
Programme required	No	No	No	Optional
Completion in Sections	Yes	No	No	17
Partial possession	Yes	No	No	9.12
Listed items	4.10	No	No	No
Variation quotation	No	No	No	5.11
Variation and EOT rules	Yes	No	No	5.11
Loss/expense	Yes	Limited	Limited	Yes
Liquidated damages	Yes	Yes	No	Yes
Insurance backed guarantee	No	No	No	Optional
Advanced warnings/risk register	No	No	No	Risks register, 3.1.3, Advance warning 3.2
Sustainable development, environmental considerations	Schedule 5 /4	Schedule 3 /4	No	No
Supply chain control	Yes, including Named	Yes	No	No
Collateral warranties / Third party rights	Section 7	No	No	No rights