

# New Rules of Measurement Update

## Issued August 2012

The RICS New Rules of Measurement – Detailed Measurement for Building Works ('NRM2') have been published with a view to their replacing the Standard Method of Measurement for Building Works ('SMM7') from 1 January 2013. NRM2 should be used instead of SMM7 for all relevant JCT contracts and sub-contracts entered into on or after that date but, if users wish to use NRM2 instead of SMM7 for contracts or sub-contracts entered into before that date, they may of course do so.

The amendments set out below for Main Contracts apply to the Standard Building Contract (all versions – SBC/Q, SBC/AQ, SBC/XQ) and the Intermediate Building Contract (both versions – IC and ICD). Amendments are also given for the Construction Management Trade Contract, where different measurement rules may apply.

The amendments for Sub-Contracts apply to the Standard Building Sub-Contract (both versions – SBSub/D/C and SBSub/C), the Design and Build Sub-Contract (DBSub/C), the Intermediate Sub-Contract (both versions – ISub/D/C and ISub/C), the Intermediate Named Sub-Contract (ISub/NAM/C), and the Management Works Contract (MCWC/C).

### Main Contracts

Clause number	Modification						
<b>Clause 1-1</b>	<p>In the definition of 'Provisional Sum', where applicable, <b>delete</b> 'General Rule 10 of Standard Method of Measurement' and <b>insert</b> 'paragraph 2.9.1 of the Measurement Rules';</p> <p><b>Delete</b> the definition of 'Standard Method of Measurement';</p> <p><b>Insert</b> the following new definition:</p> <p>'Measurement Rules: the RICS New Rules of Measurement – Detailed Measurement for Building Works (NRM2), in the form published at the Base Date, unless otherwise stated in the Contract [Bills/Documents]*.'</p> <p>* Delete as applicable.</p>						
<b>Clause 1-4, etc.</b>	<p><b>Either</b></p> <p><b>Insert</b> the following as clause 1-4-6:</p> <p>'references to the Standard Method of Measurement shall be read as references to the Measurement Rules.'</p> <p><b>or</b></p> <p>In each of the following clauses, <b>delete</b> 'Standard Method of Measurement' and <b>insert</b> 'Measurement Rules':</p> <table border="0"> <tr> <td style="vertical-align: top;"> <p><b><u>SBC/Q</u></b> 2-13-1 2-14-1 5-6-3-3</p> </td> <td style="vertical-align: top;"> <p><b><u>SBC/AQ</u></b> 2-13-1 2-14-1</p> </td> <td style="vertical-align: top;"> <p><b><u>SBC/XQ</u></b> 5-6-3</p> </td> </tr> <tr> <td colspan="3"> <p><b><u>IC/ICD</u></b> 2-12-1 2-12-2 5-3-3-3</p> </td> </tr> </table>	<p><b><u>SBC/Q</u></b> 2-13-1 2-14-1 5-6-3-3</p>	<p><b><u>SBC/AQ</u></b> 2-13-1 2-14-1</p>	<p><b><u>SBC/XQ</u></b> 5-6-3</p>	<p><b><u>IC/ICD</u></b> 2-12-1 2-12-2 5-3-3-3</p>		
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<p><b><u>IC/ICD</u></b> 2-12-1 2-12-2 5-3-3-3</p>							

## Construction Management Trade Contract

Clause number	Modification
<b>Contract Particulars, 2-12-1</b>	<p><b>Delete</b> the existing entry and its related footnote and insert the following:</p> <p>Bills of quantities – the method of measurement<sup>[16]</sup> used is  <i>(Unless otherwise stated in the Trade Contract Documents, the form of the document shall be that published at the Base Date.)</i></p> <ul style="list-style-type: none"> <li>* the RICS Measurement Rules/</li> <li>* the Standard Method of Measurement for Civil Engineering/</li> <li>* _____</li> </ul> <p>[16] The appropriate method of measurement for building works is that in the RICS Measurement Rules and for civil engineering is the Civil Engineering Standard Method of Measurement (CESMM), but the Parties may agree to use another method of measurement.</p>
<b>Clause 1-1</b>	<p><b>Delete</b> the existing definitions of the terms below and insert the following:</p> <p>Defined Provisional Sum:                    ‘(to the extent that there are bills of quantities and regardless of the method of measurement used), the definition of the term in paragraph 2.9.1.2 of the RICS Measurement Rules.’</p> <p>Provisional Sum:                                ‘where the Trade Contract Documents include bills of quantities, the term includes a sum provided in the bills for work, whether or not it is identified as being for defined or undefined work within the meaning of paragraph 2.9.1 of the RICS Measurement Rules; and</p> <p style="padding-left: 40px;">where the Trade Contract Documents do not include bills of quantities, the term includes a sum provided for work that the Employer may or may not decide to have carried out, or which cannot be accurately specified in the Trade Contract Documents.’</p> <p><b>Delete</b> the definition of ‘Standard Method of Measurement (SMM)’</p> <p><b>Insert</b> the following new definition:</p> <p>‘RICS Measurement Rules:                    the RICS New Rules of Measurement – Detailed Measurement for Building Works (NRM2).’</p>
<b>Clause 5-8-3</b>	<p><b>Delete</b> ‘Standard Method of Measurement’ and <b>insert</b> ‘method of measurement identified in the Trade Contract Particulars for clause 2-12-1’</p>

## Sub-Contracts

Clause number	Modification																
Clause 1-1	<p><b>Delete</b> the definition of 'Standard Method of Measurement';</p> <p><b>Insert</b> the following new definition:</p> <p>'Measurement Rules: the RICS New Rules of Measurement – Detailed Measurement for Building Works (NRM2), in the form published at the [Sub-Contract/Works Contract]* Base Date, unless otherwise stated in the [Sub-Contract/Works Contract]* Documents.'</p> <p>* Delete as applicable.</p>																
Clause 1-4, etc.	<p><b>Either</b></p> <p><b>Insert</b> the following as clause 1-4-6:</p> <p>'references to the Standard Method of Measurement shall be read as references to the Measurement Rules.'</p> <p><b>or</b></p> <p>In each of the following clauses, <b>delete</b> 'Standard Method of Measurement' and <b>insert</b> 'Measurement Rules':</p> <table><tbody><tr><td><u>SBCSub/D/C, DBSub/C &amp; MCWC/C</u></td><td><u>SBCSub/C</u></td></tr><tr><td>2-8-1</td><td>2-8</td></tr><tr><td>2-9-1</td><td>2-9-1</td></tr><tr><td>5-8-3</td><td>5-8-3</td></tr><tr><td><u>ICSub/D/C, ICSub/C &amp; ICSub/NAM/C</u></td><td></td></tr><tr><td>2-7-1</td><td></td></tr><tr><td>2-7-2</td><td></td></tr><tr><td>5-5-3</td><td></td></tr></tbody></table>	<u>SBCSub/D/C, DBSub/C &amp; MCWC/C</u>	<u>SBCSub/C</u>	2-8-1	2-8	2-9-1	2-9-1	5-8-3	5-8-3	<u>ICSub/D/C, ICSub/C &amp; ICSub/NAM/C</u>		2-7-1		2-7-2		5-5-3	
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2-7-2																	
5-5-3																	

## **Incorporation of the modifications**

The modifications may readily be incorporated in one of two ways:

**either** by amending the contract document itself in accordance with this Update and executing it in its amended form, with each amendment initialled by or on behalf of each party

**or** by attaching this Update to the Contract; and, prior to execution, inserting the following further provision in the Articles with the next available number (i.e. normally as Article 10):

**“Article [ \_\_\_ ]: New Rules of Measurement Update – incorporation**

This Agreement and the Conditions shall have effect as modified by the amendments set out in the attached New Rules Measurement Update.”

(that Article in similar fashion being initialled on execution.)