

# CCDC 2-2020 Stipulated Price Contract

## Introduction to Recommended Supplementary Conditions

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### Summary

The OAA Recommended Supplementary Conditions for the Stipulated Price Contract, CCDC 2-2020 are provided as an attachment to OAA Practice Tip PT.23.11 - CCDC 2-2020 Stipulated Price Contract Overview of the Changes in the 2020 Version and Recommended Supplementary Conditions. They are also available for download separately. This introduction cover page does not form part of the Recommended Supplementary Conditions. It is provided for the convenience of the reader when the Supplementary Conditions are downloaded separately.

*CCDC 2-2020 Stipulated Price Contract* became available in December 2020, and includes a number of significant changes from the 2008 version, as well as some articles that have not changed from the previous version and continue to be of concern to OAA Certificate of Practice holders.

Practices must familiarize themselves with the changes in content and procedures by means of thorough review of CCDC 2-2020 Stipulated Price Contract, [CCDC Master Specification for Division 01 'General Requirements'](#), [CCDC 41-2020 CCDC Insurance Requirements](#), and the contents of Practice Tip PT.23.11 and the Ontario Association of Architects (OAA) *Recommended Supplementary Conditions for the Stipulated Price Contract – CCDC 2-2020*,

### Background

The Canadian Construction Documents Committee (CCDC) issued CCDC 2-2020, the standard stipulated price construction contract used extensively on projects across Canada.

The OAA supports and endorses the concept of standard industry documents such as those produced by CCDC and OAA Council endorsed CCDC 2-2020 on September 29, 2020 subject to the use of the Recommended Supplementary Conditions issued by the OAA.

The OAA *Recommended Supplementary Conditions for the Stipulated Price Contract – CCDC 2-2020* were developed in consultation and agreement with the Ontario General Contractors Association (OGCA) and are in alignment with supplementary conditions that have been established previously in consultation with specific owner groups and industry partners. This document updates the previous supplementary conditions document which was jointly developed for use with now superseded CCDC 2-2008.

The OGCA has issued this same set of Recommended Supplementary Conditions to their members with the advice that they were developed in consultation with the OAA.

The publishing of these recommendations does not preclude the incorporation of additional items in order to address specific project conditions.

The suggested wording is not a substitute for involvement of legal counsel. Your client should be advised to discuss the specific wording and requirements of all supplementary conditions with legal counsel.

Significant changes from CCDC 2-2008 to CCDC 2-2020 include the relocation of some contractual provisions to Divisions 00 and 01 of the specification, the introduction of the concept of Ready-for-Takeover, and provisions relating to early occupancy.

## References

[Practice Tip PT.23.11](#) CCDC 2-2020 Stipulated Price Contract Overview of the Changes in the 2020 Version and Recommended Supplementary Conditions

*OAA Recommended Supplementary Conditions for the Stipulated Price Contract, CCDC 2-2020*

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*The OAA does not provide legal, insurance, or accounting advice. Readers are advised to consult their own legal, accounting, or insurance representatives to obtain suitable professional advice in those regards.*

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