

New Rules of Measurement Update for use in Scotland

Issued February 2013

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 SBCC 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/Scot, SBC/AQ/Scot, SBC/XQ/Scot) and the Minor Works Contract (MW/Scot and MWD/Scot)

The amendments for Sub-Contracts apply to the Standard Building Sub-Contract (both versions – SBCSub/D/C/Scot and SBCSub/C/Scot), and the Design and Build Sub-Contract (DBSub/C/Scot).

Main Contracts

Clause number	Modification												
Clause 1-1	<p>In the definition of 'Provisional Sum', where applicable, delete 'General Rule 10 of Standard Method of Measurement' and insert 'paragraph 2.9.1 of the Measurement Rules';</p> <p>Delete the definition of 'Standard Method of Measurement' where applicable;</p> <p>Insert 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>												
Clause 1-4, etc.	<p>Either</p> <p>Insert 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>or</p> <p>In each of the following clauses, delete 'Standard Method of Measurement' and insert 'Measurement Rules':</p> <table><tbody><tr><td><u>SBC/Q/Scot</u></td><td><u>SBC/AQ/Scot</u></td><td><u>SBC/XQ/Scot</u></td></tr><tr><td>2-13-1</td><td>2-13-1</td><td>5-6-3</td></tr><tr><td>2-14-1</td><td>2-14-1</td><td></td></tr><tr><td>5-6-3-3</td><td></td><td></td></tr></tbody></table> <p><u>MW/Scot, MWD/Scot</u></p> <p>3.13.2</p>	<u>SBC/Q/Scot</u>	<u>SBC/AQ/Scot</u>	<u>SBC/XQ/Scot</u>	2-13-1	2-13-1	5-6-3	2-14-1	2-14-1		5-6-3-3		
<u>SBC/Q/Scot</u>	<u>SBC/AQ/Scot</u>	<u>SBC/XQ/Scot</u>											
2-13-1	2-13-1	5-6-3											
2-14-1	2-14-1												
5-6-3-3													

Sub-Contracts

Clause number	Modification								
Clause 1-1	<p>Delete the definition of 'Standard Method of Measurement';</p> <p>Insert 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>Either</p> <p>Insert 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>or</p> <p>In each of the following clauses, delete 'Standard Method of Measurement' and insert 'Measurement Rules':</p> <table><tbody><tr><td><u>SBCSub/D/C/Scot and DBSub/C/Scot</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></tbody></table>	<u>SBCSub/D/C/Scot and DBSub/C/Scot</u>	<u>SBCSub/C</u>	2-8-1	2-8	2-9-1	2-9-1	5-8-3	5-8-3
<u>SBCSub/D/C/Scot and DBSub/C/Scot</u>	<u>SBCSub/C</u>								
2-8-1	2-8								
2-9-1	2-9-1								
5-8-3	5-8-3								

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 11):

“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.)