Volume 1

CHAPTER 1. LIABILITY FOR NEGLIGENCE

§ 1:1 Malpractice

- § 1:2 Duty versus negligence
- § 1:3 Standard of practice
- § 1:4 —Not a warrantor
- § 1:5 —National or local
- § 1:6 —Conventional standard criticized
- § 1:7 —Conventional standard applied
- § 1:8 —Required duty
- § 1:9 —Established by contract
- § 1:10 —Catastrophic consequence
- § 1:11 No insurer
- § 1:12 Failure to warn
- § 1:13 Intrinsically dangerous
- § 1:14 Nondelegable duty
- § 1:15 Negligent misrepresentation
- § 1:16 Restatement (Second) of Torts § 552
- § 1:17 Properly pleading negligent misrepresentation
- § 1:18 Negligence
- § 1:19 —Contract versus tort liability
- § 1:20 —Negligence and breach of contract
- § 1:21 —Reasonable skill required
- § 1:22 —Privity of contract
- § 1:23 —Expert testimony
- § 1:24 Liability to third parties—Contractors
- § 1:25 —Developers and construction lenders
- § 1:26 —Workers
- § 1:27 —Invitees, patrons, and occupants
- § 1:28 —Sureties and indemnitors
- § 1:29 —Other remote parties
- § 1:30 Liability arising from real estate law
- § 1:31 Proximate cause
- § 1:32 Successor liability
- § 1:33 Gross negligence
- § 1:34 Independent duty doctrine

CHAPTER 2. LIABILITY FOR INTENTIONAL WRONGS

§ 2:1 Fraud

- § 2:2 Conspiracy
- § 2:3 Conflict of interest
- § 2:4 Slander
- § 2:5 Interference with contract
- § 2:6 Trespass
- § 2:7 Bad faith
- § 2:8 Conversion
- § 2:9 False claims

CHAPTER 3. LIABILITY BASED ON STATUTE

- § 3:1 Inspection and supervision
- § 3:2 Licensing statutes
- § 3:3 Failure to comply with building code
- § 3:4 Safe place statutes
- § 3:5 "Scaffold acts"
- § 3:6 Safety regulations
- § 3:7 Intentional diversion of water
- § 3:8 Copyright
- § 3:9 Seals
- § 3:10 CERCLA
- § 3:11 Deceptive trade practices
- § 3:12 Americans with Disabilities Act
- § 3:13 Whistleblower statutes
- § 3:14 Federal theft statute
- § 3:15 Right to Repair Act
- § 3:16 Tort Claims Act

CHAPTER 4. LIABILITY ARISING FROM CONTRACT

- § 4:1 Existence of contract
- § 4:2 Breach of contract and negligence
- § 4:3 Design compliance defense of the designer-builder
- § 4:4 Contract as creating duty
- § 4:5 The duty to supervise
- § 4:6 The duty to inspect
- § 4:7 Third-party beneficiary
- § 4:8 Safety engineering
- § 4:9 The power to stop the work
- § 4:10 Fiduciary duty
- § 4:11 Rescission
- § 4:12 Breach of contract action by architect or engineer
- § 4:13 Recovery in quasi contract
- § 4:14 Assignment of contractual obligations
- § 4:15 Interrelated contracts doctrine

- § 4:16 Payment clauses
- § 4:17 Parties

CHAPTER 5. LIABILITY FOR ESTIMATES

- § 5:1 The pervasive problem
- § 5:2 Recoverability of fee
- § 5:3 Duty to establish budget
- § 5:4 Misrepresentation
- § 5:5 Breach of contract
- § 5:6 Willful overrun
- § 5:7 Negligence
- § 5:8 Parol evidence rule
- § 5:9 Substantial accuracy
- § 5:10 Redesign
- § 5:11 Exculpatory clauses
- § 5:12 Contributory fault of owner
- § 5:13 Waiver
- § 5:14 Unjust enrichment
- § 5:15 Benefit-of-the-bargain damages
- § 5:16 Out-of-pocket damages
- § 5:17 Loss-of-fee damages

CHAPTER 6. LIABILITY BASED ON WARRANTY LAW

- § 6:1 Generally
- § 6:2 Express warranty
- § 6:3 Implied warranty
- § 6:4 Warranty that plans are suitable for construction
- § 6:5 Strict liability
- § 6:6 —History of the doctrine
- § 6:7 —Architects
- § 6:8 —Engineers
- § 6:9 —Application criticized

CHAPTER 7. NO DAMAGE CASES

- § 7:1 Generally
- § 7:2 Mental anguish
- § 7:3 Economic damage

CHAPTER 8. LIABILITY BASED ON AGENCY

- § 8:1 Generally
- § 8:2 Owner bound by acts or knowledge of agent
- § 8:3 Owner not bound by acts of architect
- § 8:4 Agency relationship as a defense to the architect

- § 8:5 Liability of architect for acts of consultant
- § 8:6 Liability of partnerships and corporations
- § 8:7 Liability based on a failure to disclose agency
- § 8:8 Liability of engineer as agent of insurer

CHAPTER 9. DEFENSES

- § 9:1 Generally
- § 9:2 Privity of contract
- § 9:3 Continuing application of privity defense
- § 9:4 Rejection of privity defense
- § 9:5 Economic loss defense is accepted
- § 9:6 Economic loss defense is rejected
- § 9:7 Completion and acceptance
- § 9:8 Design immunity
- § 9:9 Patent defect
- § 9:10 Immunity—Architect as arbitrator
- § 9:11 —Application
- § 9:12 —Criticism
- § 9:13 Official immunity
- § 9:14 No duty
- § 9:15 Architect no insurer
- § 9:16 No causation
- § 9:17 Assumption of the risk
- § 9:18 Contributory negligence
- § 9:19 Comparative negligence
- § 9:20 —Application
- § 9:21 Reliance on information furnished by others
- § 9:22 Approval by building department
- § 9:23 Waiver and estoppel
- § 9:24 Approval by owner
- § 9:25 No supervision
- § 9:26 No inspection
- § 9:27 No control
- § 9:28 —Methods of construction
- § 9:29 Methods of construction—Application
- § 9:30 —Rejection of defense
- § 9:31 Defective work concealed
- § 9:32 Deviation from plans
- § 9:33 Exculpatory clauses
- § 9:34 —Application
- § 9:35 —Criticism
- § 9:36 Exclusive remedy
- § 9:37 Privilege
- § 9:38 Sovereign immunity
- § 9:39 —Application
- § 9:40 —Rejection

§ 9:41 Release § 9:42 Accord and satisfaction § 9:43 No license § 9:44 Other forms of illegality § 9:45 Res judicata and collateral estoppel § 9:46 Other defenses § 9:47 Collateral source rule § 9:48 **Impossibility** § 9:49 Standing § 9:50 Certificate of merit § 9:51 In pari delicto Consulting expert privilege § 9:52 § 9:53 Immunity—Engineer as arbitrator

Volume 2

CHAPTER 10. DAMAGES

§ 10:1	Generally
§ 10:2	Cost of correction—Public project
§ 10:3	—Private project
§ 10:4	Negligent survey
§ 10:5	Convenience, comfort, and enjoyment
§ 10:6	Development of out-of-pocket damages
§ 10:7	Application
§ 10:8	Cost of correction uneconomic
§ 10:9	Rental value
§ 10:10	Economic loss
§ 10:11	Mental anguish
§ 10:12	Punitive damages
§ 10:13	Attorney fees
§ 10:14	Interest
§ 10:15	Liquidated damages
§ 10:16	Damages affected by co-obligor's settlement
§ 10:17	Damages offset by "first costs"
§ 10:18	Limitation of liability
§ 10:19	Waiver of damages

CHAPTER 11. LIMITATIONS

§ 11:1 Generally § 11:2 Applicable period § 11:3 Accrual—Negligent act § 11:4 —Time of completion § 11:5 —When damage occurs § 11:6 —Discovery rule § 11:7 —Statutes of repose

	ARCHIECIS	
\$ 11:8 \$ 11:9 \$ 11:10 \$ 11:11 \$ 11:12 \$ 11:13 \$ 11:14 \$ 11:15	Constitutional considerationsStatute of repose appliedApplication of statute limited or rejected Continuous services Arbitration Remedial efforts Contractual limitations period Tolling	
CHAPTER 12. INDEMNITY		
§ 12:1 § 12:2	Generally Contractual indemnity	
§ 12:3 § 12:4	Indemnity against own negligence Statute annulling indemnity provision	
§ 12:5 § 12:6 § 12:7 § 12:8	No contribution Implied equitable indemnity—Development —Sought from architect or engineer —Sought by architect or engineer Limitations	
§ 12:9 § 12:10 § 12:11	Attorney fees Contribution allowed	
CHAPTER 13. INSURANCE		
§ 13:1	Generally	
§ 13:2 § 13:3 § 13:4	Comprehensive liability coverage Professional services exclusion Exotic coverage	
§ 13:5 § 13:6	Subsurface exclusion Professional liability insurance	
§ 13:7 § 13:8	Duty to defend Claims made during policy period	
§ 13:9 § 13:10	—Application —Policy arguments	
§ 13:11 § 13:12	Settlement by insured Responsibility of carrier where insured loses or forgives fee	
§ 13:13 § 13:14	Deductible Waiver and estoppel	
§ 13:15 § 13:16	Excess clause Subrogation	
§ 13:17	Reservation of rights	

CHAPTER 14. ARBITRATION

- § 14:1 Generally
- § 14:2 Right to compel arbitration
- § 14:3 Waiver

xviii

§ 14:4	Conditions precedent to arbitration
§ 14:5	Multiple parties
§ 14:6	—Joinder and consolidation
§ 14:7	—Vouching in
§ 14:8	Parties bound
§ 14:9	Selection of arbitrator
§ 14:10	Conduct of arbitration hearing
§ 14:11	Considerations in selecting arbitration
§ 14:12	Mediation
§ 14:13	Enforcement of award
§ 14:14	Vacation of award
§ 14:15	Appeal
§ 14:16	Unconscionable arbitration provision

APPENDICES

Appendix A. Persons Protected Appendix B. Fact Situations Architect's or Engineer's Liability for Injury or Death of Construction Worker on Construction Site Project Appendix C.

Table of Laws and Rules

Table of Cases

Index