# Table of Contents

**CHAPTER 1. CONSTRUCTION PROJECTS**

- § 1:1 Generally
- § 1:2 The contracting process
- § 1:3 Principal construction contracts
- § 1:4 Subcontracts
- § 1:5 Construction site organization, in general
- § 1:6 General contracting
- § 1:7 Construction management

**CHAPTER 2. DESIGN PROFESSIONALS: ARCHITECTS AND ENGINEERS**

- § 2:1 Generally
- § 2:2 Role of design professionals, in general
- § 2:3 —Design phase
- § 2:4 —Construction phase
- § 2:5 Liability of design professionals, in general
- § 2:6 —Duty arising from common law
- § 2:7 —Duty arising from contract
- § 2:8 — —Liability found
- § 2:9 — —Liability not found
- § 2:10 —Duty arising from statute
- § 2:11 Expert testimony
- § 2:12 Sufficiency of expert design analysis
- § 2:13 Insurance considerations
- § 2:14 A perspective on “limitations” defenses
- § 2:15 Statutory immunity for design professionals through workers’ compensation acts

**CHAPTER 3. OWNERS AND CONTRACTORS**

- § 3:1 Owners are not contractors
- § 3:2 Owners’ rights and obligations
- § 3:3 —Price
- § 3:4 —Timeliness
- § 3:5 —Quality
- § 3:6 —Tranquility
- § 3:7 Contractors’ rights and obligations
- § 3:8 Contractors’ right to rely upon plans and specifications
- § 3:9 Damage to the “work”—Waivers of subrogation
CHAPTER 4. LIABILITY THEORIES
APPLICABLE TO OWNERS AND CONTRACTORS

A. IN GENERAL
§ 4:1 General rule of “employer” non-liability
§ 4:2 Death of the “accepted-work” doctrine
§ 4:3 Exceptions to rule of non-liability, in general

B. SAFE PLACE TO WORK EXCEPTION
(BUSINESS INVITEES)
§ 4:4 Generally
§ 4:5 General contractor may assert that the sole negligence of a subcontractor employer caused the accident, even though subcontractor not a party to the lawsuit
§ 4:6 Inapplicability where injurious condition related to the work
§ 4:7 Statutory obligations
§ 4:8 Contractor employees as trespassers
§ 4:9 No liability for unforeseen criminal acts
§ 4:10 Foreseeability in the context of legal duty
§ 4:11 Proximate cause in the context of direct negligence actions against general contractors

C. “CONTROL”
§ 4:12 Generally
§ 4:13 Control exception distinguished from master-servant relationship
§ 4:14 “Control” as test for master-servant relationship
§ 4:15 “Control” as exception to general rule of non-liability
§ 4:16 —Contractual control vs. exercise of control
§ 4:17 —Control over the premises vs. control over the work
§ 4:18 —Control over the work
§ 4:19 —Practical considerations
§ 4:20 Multi-trade risks
§ 4:21 Subcontractor negligence
§ 4:22 Breach of contract
§ 4:23 Violation of safety regulations
§ 4:24 The “illegal work exception” to the independent contractor defense
D. DANGEROUS WORK THEORIES: INHERENTLY DANGEROUS ACTIVITIES, PECULIAR RISKS AND ULTRAHAZARDOUS WORK

§ 4:25 Generally
§ 4:26 Against whom do the rules apply
§ 4:27 What work qualifies under the rules
§ 4:28 —Distinction in definition between innocent bystanders and contractor employees
§ 4:29 Application to contractor employees, in general
§ 4:30 Arguments favoring application to contractor employees
§ 4:31 —The employer primarily benefits from the work
§ 4:32 —The employer selects the contractor
§ 4:33 —The employer can demand indemnity from the contractor
§ 4:34 —The employer can get insurance
§ 4:35 —Safety is of great public importance
§ 4:36 —Authors of the Restatement intended to include contractor employees
§ 4:37 —Workers are powerless to protect themselves
§ 4:38 Arguments against application to contractor employees
§ 4:39 —Contractor employees should not have the same status as innocent bystanders
§ 4:40 —The employer should not have to pay twice for worker injuries
§ 4:41 —Application to contractor employees imposes unfair liability upon the employer
§ 4:42 —The employer's liability should be based on fault
§ 4:43 —Authors of the Restatement did not intend to include contractor employees
§ 4:44 —The contractor is in a better position to assess risks
§ 4:45 —Application to contractor employees negatively impacts the intent of workers' compensation laws
§ 4:46 —Application to contractor employees creates a disincentive for safety

E. NEGLIGENT SELECTION OF CONTRACTOR

§ 4:47 Generally
§ 4:48 Standard of care

F. LIABILITY FOR DEFECTS IN TOOLS, EQUIPMENT AND MATERIAL

§ 4:49 Generally
§ 4:50 No duty to inspect contractor-owned or supplied tools, equipment or material
§ 4:51 Liability for failure to provide proper materials
§ 4:52 Duty with respect to loaned tools and equipment
§ 4:53 —Obvious defect exception

G. BORROWED SERVANTS

§ 4:54 Generally
§ 4:55 Illustrative cases

CHAPTER 5. MATERIAL AND EQUIPMENT SUPPLIERS

§ 5:1 The sophisticated user defense
§ 5:2 Expert testimony requirement

CHAPTER 6. EXPRESS CONTRACTUAL INDEMNITY

§ 6:1 Generally
§ 6:2 General legal principles
§ 6:3 “Clear and unambiguous” language
§ 6:4 —Restrictive view analysis
§ 6:5 —Broad view analysis
§ 6:6 Effect of all-inclusive language
§ 6:7 —Restrictive view analysis
§ 6:8 —Broad view analysis
§ 6:9 Language implicitly including indemnitee’s own negligence
§ 6:10 —Restrictive view analysis
§ 6:11 —Broad view analysis
§ 6:12 Effect of “sole negligence” exclusion
§ 6:13 —Restrictive view analysis
§ 6:14 —Broad view analysis
§ 6:15 Surrounding circumstances analysis
§ 6:16 —Indemnitor’s agreement to procure insurance
§ 6:17 —Indemnitor’s agreement to comply with safety rules
§ 6:18 —The situation of the parties
§ 6:19 —The indemnity provision serves no other purpose
§ 6:20 Effect of restrictive view invalidation: General indemnity agreements
§ 6:21 —Active vs. passive negligence—Definitional
§ 6:22 —Active vs passive negligence—Factual
§ 6:23 Anti-indemnity statutes
§ 6:24 —“Own negligence” statutes
CHAPTER 7. DEFENSES TO EXPRESS CONTRACTUAL INDEMNITY

§ 7:1 Generally
§ 7:2 Common defenses
§ 7:3 Special defenses
§ 7:4 —Indemnity provision inapplicable to facts
§ 7:5 —The “work” had nothing to do with the injurious condition
§ 7:6 —The indemnitee was not negligent
§ 7:7 —The plaintiff’s negligence should not be imputed to his employer
§ 7:8 —The indemnitee was not liable to the principal plaintiff
§ 7:9 —No indemnity for dangerous work liability
§ 7:10 Defensible defenses, in general
§ 7:11 —Indemnitee’s liability arose from an indemnification agreement
§ 7:12 —“Adhesion contract” defense
§ 7:13 Miscellaneous defenses
§ 7:14 No indemnity for gross negligence, willful misconduct or intentional torts

CHAPTER 8. TENDERING THE INDEMNITEE’S DEFENSE

§ 8:1 Generally
§ 8:2 Rules for effective tender of defense, in general
§ 8:3 Indemnitee’s right to settle
§ 8:4 Notice to the indemnitor
§ 8:5 —Adequacy of notice
§ 8:6 Distinction between “actual” and “potential” liability
§ 8:7 Determining “reasonableness” of the settlement
§ 8:8 Effect of anti-indemnity statutes
§ 8:9 Foreclosing indemnitor defenses
§ 8:10 Indemnitor liability for interest, costs, and attorney’s fees

CHAPTER 9. INDEMNITY WITHOUT A WRITTEN CONTRACT
§ 9:1 Generally
§ 9:2 Pure common law indemnity
§ 9:3 Vicarious liability theories
§ 9:4 Statutory liability theories
§ 9:5 Implied contractual indemnity
§ 9:6 Must the indemnitee always be free of “active” negligence?

CHAPTER 10. INSURANCE
§ 10:1 Coverages, generally
§ 10:2 Employer’s liability coverage
§ 10:3 General liability coverage
§ 10:4 Contractual liability coverage
§ 10:5 Contractual obligation to procure insurance, in general
§ 10:6 Damages for breach of contract to procure insurance
§ 10:7 Adequacy of additional insured endorsement
§ 10:8 Defenses to breach of contract actions
§ 10:9 Certificates of insurance
§ 10:10 Additional insureds
§ 10:11 Multiple policies covering the same loss
§ 10:12 Note on builder’s risk insurance
§ 10:13 Payments received under the owner’s insurance are a bar to subcontractor’s employees suing the general contractor in tort

CHAPTER 11. INVESTIGATIONS, PLEADINGS AND DISCOVERY

A. INVESTIGATIONS
§ 11:1 Generally
Table of Contents

§ 11:2 OSHA investigations
§ 11:3 Owners’ and contractors’ investigations, present practices
§ 11:4 —Multiplicity of reports
§ 11:5 —Lack of fundamental facts
§ 11:6 —Useless information—Uneducated opinions
§ 11:7 —Usable photographs
§ 11:8 —Failure to preserve tangible evidence
§ 11:9 —Vacuous witness statements
§ 11:10 —Unreported accidents
§ 11:11 Effective accident investigations
§ 11:12 —Education
§ 11:13 —One investigator—One report
§ 11:14 —Illustrative photographs
§ 11:15 —Preserving evidence
§ 11:16 —Escaping ignorant opinions
§ 11:17 —Factual witness statements

B. PLEADING

§ 11:18 Plaintiff’s available theories of liability and defenses
§ 11:19 —Safe-place-to-work (business invitees)
§ 11:20 —Violation of safe work statute
§ 11:21 —Control
§ 11:22 —Dangerous work theories
§ 11:23 —Negligent selection of contractor
§ 11:24 —Defects in tools, equipment and material
§ 11:25 —Breach of contract
§ 11:26 —Violation of safety regulations
§ 11:27 Indemnity theories and defenses
§ 11:28 —Express contractual indemnity
§ 11:29 —Common law indemnity
§ 11:30 —Implied contractual indemnity
§ 11:31 —Breach of contract for failure to obtain insurance

C. DISCOVERY

§ 11:32 Generally
§ 11:33 Discovery directed to the plaintiff
§ 11:34 —Plaintiff personal information
§ 11:35 —Union information
§ 11:36 —Prior and subsequent employment history
§ 11:37 Discovery directed to the defendants
§ 11:38 —Contract documents
§ 11:39 —Insurance policies and contractor insurance certificates
§ 11:40 — Accident investigation reports
§ 11:41 — Design drawings
§ 11:42 — Collective bargaining agreements
§ 11:43 — Safety rules
§ 11:44 — Union apprenticeship materials
§ 11:45 — Progress photographs
§ 11:46 — OSHA inspection reports and citations
§ 11:47 — Pre-award meeting minutes
§ 11:48 — Pre-job meeting minutes
§ 11:49 — Daily and weekly progress reports
§ 11:50 — Job meeting minutes
§ 11:51 — Additional discovery
§ 11:52 — Other photographs
§ 11:53 — Medical and workers’ compensation records

CHAPTER 12. EXPERT WITNESSES
§ 12:1 Generally
§ 12:2 Investigating the expert
§ 12:3 Testing for expertise
§ 12:4 The law of expert qualifications
§ 12:5 Foreclosing inadmissible opinions of law

APPENDICES
APPENDIX A:1.05. Sample Complaint
APPENDIX A:1.1. Sample Tender of Defense Letter When Indemnitee First Discovers the Right to Indemnity
APPENDIX A:1.2. Sample Tender of Defense Letter When Indemnitee Notifies Indemnitor of Settlement Negotiations With Principal Plaintiff
APPENDIX A:2.1. Sample Accident Investigation Report
APPENDIX A:2.2. Sample Accident Investigation Witness Statement Form [Injured Person]
APPENDIX A:2.3. Sample Accident Investigation Witness Statement Form [Eyewitness]
APPENDIX A:2.4. Sample Accident Investigation Form for Inspection of Tools or Equipment
APPENDIX A:3.1. Sample Interrogatories Directed to the Plaintiff
APPENDIX A:3.1.05. Sample Interrogatories Directed to the Plaintiff—Sample 2
Table of Contents

APPENDIX A:3.1.10. Sample Interrogatories Directed to the Plaintiff Association in Condominium Defect Cases

APPENDIX A:3.2. Sample Interrogatories Directed to the Owner

APPENDIX A:3.3. Sample Interrogatories Directed to the General Contractor or Prime Contractors

APPENDIX A:3.4. Sample Interrogatories and Requests to Produce Directed to Architects and Engineers

APPENDIX A:3.5. Sample Interrogatories and Requests to Produce Directed to Project Owners in Construction Defect Cases

APPENDIX A:4.1. Outline for Taking the Deposition of the Adversary’s Expert

APPENDIX A:4.2. Outline for the Cross-Examination of Experts at Trial

APPENDIX A:5.1. Sample Brief of Law Precluding A Construction Expert From Rendering Opinions Which Are Nothing More Than His Conclusions of Law


APPENDIX A:7.1. Sample Interrogatories and Requests to Produce Directed to Third Party Defendant Subcontractor Who is Also Plaintiff’s Employer

Table of Laws and Rules

Table of Cases

Index