Department of Housing and Urban-Rural Development of Jiangsu Province

Announcement

[2017] No. 35

Announcement of the Provincial Department of Housing and Urban-Rural Development on printing and distributing the "Main Management   
Staffing Standards for   
The Supervision Agency of Construction Projects in Jiangsu Province"  
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In order to strengthen the staffing and management of the construction project supervision institutions, safeguard the legitimate rights and interests of the main participants in the construction project, and ensure the quality and safe production of the projects, our department has organized and compiled the "Standards for the Allocation of Principal Management Personnel of the Construction Project Supervision Institutions in Jiangsu Province.", which is hereby issued and issued, and the relevant matters are announced as follows. '

First, the supervision unit should set up a project supervision institution in strict accordance with the number of supervision personnel agreed in the bidding commitment or the contract, and establish a daily self-examination and self-correction system to ensure that the personnel perform their duties on the job.

Second, the construction unit should inspect the main management personnel of the on-site project supervision institution and the performance of duties by the personnel in key posts, and find that the number of personnel allocation does not meet the standards: If they are replaced without authorization, are not on the post, or do not perform their duties in accordance with regulations, they shall be ordered to make corrections.

Third, when the competent administrative department for construction in the project location is filing and managing the supervision contract online, it shall promptly check whether the personnel allocation of the project supervision institution conforms to the bidding commitment or contract agreement, whether the personnel certificate is consistent, and whether there are frequent changes; in the daily supervision and inspection of the project site, it is necessary to check the number of main management personnel of the on-site project supervision institution , the matching of the personnel certificate, and the performance of their duties on the post, and form a supervision and inspection record.

This announcement shall be implemented from the date of promulgation, and the relevant contents of the supervision part of the original "Measures for the Allocation of Key Management Personnel of the Economic Department and Project Supervision Institutions of Construction Projects in Jiangsu Province" (Su JianJianGuan [2014] No. 701) shall be abolished at the same time.

Annex: Jiangsu Province construction project supervision agency main management personnel staffing standards

(This piece is publicly available)

Office of the Department of Housing and Urban-Rural Development of Jiangsu Province

Issued 13 December 2017 0



Schedule 1:

Jiangsu Province housing construction project supervision agency main management personnel staffing standards

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Engineering Category | | Project scale  M - total construction area (10,000 n?) N - project cost (10,000 yuan). | Number of personnel at each stage (persons) | | | | | | | | | | | |
| Foundations and foundations | | | | Principal | | | | Decoration and decoration installation | | | |
| Superintendent of Science and Engineering | Professional supervision engineer | Supervisor | total | Superintendent of Science and Engineering | Professional supervisor engineer | Supervisor | total | Superintendent of Science and Engineering | Professional supervisor engineer | Supervisor | total |
| House construction works | Public) building | M<1 | 1 | 1 | 1 | 3 | 1 | 1 | 1 | 3 | 1 | 1 | 1 | 3 |
| 1<M<3 | 1 | 1 | 2 | 4 | 1 | 1 | 2 | 4 | 1 | 1 | 2 | 4 |
| 3<M<6 | 1 | 2 | 2 | 5 | 1 | 2 | 3 | 6 | 1 | 2 | 2 | 5 |
| M>6 | With 60,000 n? For the base number, for each increase of less than 30,000, the number of supervisors at each stage increases] | | | | | | | | | | | |
| Residential। Community | M<3 | 1 | 1 | 1 | 3 | 1 | 1 | 2 | 4 | 1 | 1 | 1 | 3 |
| 3<M<6 | 1 | 1 | 2 | 4 | 1 | 1 | 3 | 5 | 1 | 1 | 2 | 4 |
| 6<M<9 | 1 | 2 | 3 | 6 | 1 | 2 | 3 | 6 | 1 | 2 | 3 | 6 |
| 9<M<12 | 1 | 2 | 3 | 6 | 1 | 2 | 4 | 7 | 1 | 2 | 3 | 6 |
| M>12 | Based on 120,000, for every 40,000 n? within, the number of supervisors at each stage increases"—people. | | | | | | | | | | | |
| Industrial plants | M<3 | 1 | 1 | 1 | 3 | I | 1 | 1 | 3 | 1 | 1 | 1 | 3 |
| 3<M<6 | 1 | 1 | 2 | 4 | 1 | 1 | 2 | 4 | 1 | 1 | 2 | 4 |
| M>6 | With 60,000 n? is the base, for every additional 30,000 n? Within, the number of supervisors at each stage is increased. | | | | | | | | | | | |
| Other projects | N<1000 | 1 | 1 | 1 | 3 | 1 | 1 | 1 | 3 | 1 | 1 | 1 | 3 |
| 1000<N<3000 | 1 | 1 | 2 | 4 | 1 | 1 | 2 | 4 | 1 | 1 | 2 | 4 |
| N>3000 | Based on 30 million yuan, for every increase of 20 million yuan, the supervision personnel increase "L people." | | | | | | | | | | | |

Concentrate:

1. . This standard is a recommended standard for the main management personnel of the housing construction project supervision agency in Jiangsu Province, which in principle should not be lower than the requirements of this standard, and is applicable to the implementation stage of the project.
2. . The requirements for supervising engineers, professional supervision engineers and supervisors in the table shall comply with the "Construction Project Supervision Specifications" and the relevant provisions of the construction administrative department of Jiangsu Province.
3. . The professional mix of project supervision institution personnel should be reasonable, and the number of supervisors should not exceed 2 times that of professional supervision engineers; the supervision personnel equipped with more than this standard shall not be limited by proportion.
4. . The project scale refers to the total scale of the actual construction start undertaken by the project supervision institution in the same period, and the project is built in stages and batches, and the supervision personnel are equipped according to the total scale of the actual start of the current period.
5. . Considering the complexity of the project and the schedule of the construction period, the allocation situation can be adjusted, and during the period of rectification at the end of the project, the number of supervisors can be appropriately reduced, subject to the bidding commitment and the contract agreement, and the needs of the project supervision work should be met.
6. . Public building group projects or residential commercial complex projects with more than 300,000 square meters of more than 300,000 square meters shall not be less than the number of residential project supervision personnel.
7. . Other projects refer to renovation projects, new projects in the community, etc.

Jiangsu Provincial Municipal Public Works Project Supervision Agency main management personnel staffing standards

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Project category | | Project scale  N - project cost (ten thousand yuan). | Number of personnel (persons) | | | |
| Supervising Engineer | Professional supervising engineer | Supervisor | total |
| Municipal public workers | Urban Road Engineering | N<1000 | 1 | 1 | 1 | 3 |
| 1000<N<5000 | 1 | 1 | 2 | 4 |
| 5000<N<10000 | 1 | 2 | 3 | 6 |
| N> 10000 | Based on 100 million yuan, the construction cost of the project will increase by 100 million yuan for each additional part | For every increase in the cost of the process within 50 million yuan, the supervision personnel increase by 1 person; for projects with a project cost of more than 500 million yuan, the supervision personnel increase by 1 person within the yuan. | | |
| Metro light rail project | See "Jiangsu Provincial Metro Light Rail Project Supervision Agency Main Management Personnel Staffing Table" | | | | |
| Other projects | N<1000 | 1 | 1 | 1 | 3 |
| 1000<N<5000 | 1 | 1 | 2 | 4 |
| 5000 < N<1 0000 | 1 | 2 | 3 | 6 |
| N> 10000 | Based on 100 million yuan, work | : For every increase in the cost of cheng within 50 million yuan, the supervision personnel increase by 1 person. | | |

Concentrate:

1, this standard is the recommended standard for the main management personnel of the municipal public works project supervision agency in Jiangsu Province, in principle, it should not be lower than the requirements of this standard, and is applicable to the implementation stage of the project.

1. . The requirements for supervising engineers, professional supervision engineers and supervisors in the table shall comply with the "Construction Project Supervision Specifications" and the relevant provisions of the construction administrative department of Jiangsu Province.
2. . The professional mix of project supervision institution personnel should be reasonable, and the number of supervisors should not exceed 2 times that of professional supervision engineers; the supervision personnel equipped with more than this standard shall not be limited by proportion.
3. . The project scale refers to the total scale of the actual construction start undertaken by the project supervision institution in the same period, and the project is built in stages and batches, and the supervision personnel are equipped according to the total scale of the actual start of the current period.
4. . Considering the complexity of the project and the schedule of the construction period, the allocation situation can be adjusted, and during the period of rectification at the end of the project, the number of supervisors can be appropriately reduced, subject to the bidding commitment and the contract agreement, and the needs of the project supervision work should be met.
5. . Other projects include; Pipe corridor engineering, water supply and drainage engineering, landscape architecture engineering, garbage disposal engineering, gas heat engineering, etc.

Jiangsu Provincial Metro Light Rail Project Supervision Agency main management personnel staffing standards

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| 1 trip category | | Project scale N- project cost  (billion yuan) | Number of personnel (persons) | | | |
| Supervising Engineer | Professional supervising engineer | Supervisor | Total number of people |
| Rail light rail project | Civil Engineering I | N<5 | 1 | 5 | 8 | 14 |
| 5<N<10 | 1 | 7 | 11 | 19 |
| 10<N<15 | 1 | 11 | 17 | 29 |
| N>15 | Based on 1.5 billion yuan, for every increase in project cost of less than 100 million yuan, the number of supervisors will increase by 2. | | | |
| Electromechanical installation and installation works | N<3 | 1 | 4 | 6 | 11 |
| 3<N<6 | 1 | 6 | 9 | 16 |
| 6<N<9 | 1 | 8 | 12 | 21 |
| N>9 | Based on 900 million yuan, for every increase in project cost of less than 50 million yuan, the number of supervisors will increase by 2. | | | |
| Track' Engineering" | N<3 | 1 | 4 | 6 | 11 |
| 3<N<6 | 1 | 6 | 8 | 15 |
| 6<N<9 | 1 | 8 | 11 | 20 |
| N>9 | Based on 900 million yuan, for every increase in project cost of less than 100 million yuan, the number of supervisors will increase by 2. | | | |

Concentrate:

1. . This standard is a recommended standard for the main management personnel of the Jiangsu Metro Light Rail Project Supervision Agency, and in principle, it should not be lower than the requirements of this standard, and is applicable to the implementation stage of the project.
2. . The requirements of the chief management engineer, professional supervision engineer and supervisor in the table shall comply with the "Construction Project Supervision Specification" and the relevant provisions of the competent department of housing and urban and rural construction in Jiangsu Province.
3. . The engineering construction unit may formulate supervision personnel allocation requirements that meet the needs of the implementation of the project according to the characteristics of the project (including geological conditions, open/hidden excavation stations, shield sections, mine sections, elevated sections, etc.), the surrounding environment and the construction section .
4. . The professional mix of personnel of the supervision agency of the item 'item' shall be reasonable, and the number of supervisors shall not exceed 2 times that of the professional supervision engineers; the supervision personnel equipped with more than this standard shall not be limited by the proportion.
5. . According to the complexity of the project, the intensity of project investment, the construction period arrangement and the image progress of the stage of the allocation of supervision personnel, the project in the early stage and the end of the rectification period, the number of supervisors can be appropriately reduced, subject to the bidding commitment, the contract agreement, should meet the needs of the project supervision work.
6. . The parking lot and depot works of the Metro Light Rail Project are staffed according to the housing construction project category.