



Policy Changes for Commercial Property Coverage



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Policy Changes for Commercial Property Coverage

RSA	INTACT INSURANCE		
Form Title	Form Title	Broadening of Coverage +	Possible Reductions of Coverage -
Commercial Building, Equipment and Stock (B0001)	Building and/or Contents – Contents (034.0)	Co-Insurance provision does not apply to loss or damage of \$50,000 or less.	24-month time limitation now applies for Tenants' Leasehold Interests - Rents.
	Edge Complete (035.5)	Edge Complete extensions are not subject to an aggregate limit (exception for Land and Water Pollutant Clean Up Expenses and System Software Erasure).	Reward coverage due to the perils of Vandalism or Malicious damage are no longer covered.
		Coverage and Extensions for Condominiums are automatically incorporated within the forms. Examples include Common Expense, Common Elements, Trustees Fees, Unit Owner's Additional coverages.	Coverage resulting from loss or damage affecting Off Premises utility services no longer applies if damage is caused to any overhead electrical transmission line or overhead distribution lines or their supporting structures that are off the customer's premises.
		Edge Complete includes costs to upgrade the Fire Suppression Systems.	
		Edge Complete provides a greater radius of coverage for loss due to loss of Off Premises utility services within 100km.	

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Form Title	Form Title	Broadening of Coverage +	Possible Reductions of Coverage -
Commercial Elite Property Form (B0401)	Building and/or Contents – Contents (034.0) Edge Complete (035.5)	Previous coverage provided for some extensions only if an amount was shown on the Declarations Pages. The customer will benefit from having them automatically included as part of the Edge Complete extensions.	Co-insurance now applies if the amount of loss or damage exceeds \$50,000.
		Debris removal expenses are not restricted to a maximum of 25% of the amount payable.	Vacancy exclusion does not provide an exception for seasonal operations which are known to the insurer
		Coverage and Extensions for Condominiums are automatically incorporated within the forms. Examples include Common Expense, Common Elements, Trustees Fees, Unit Owner's Additional Coverages.	Digital currency or Cash Cards are excluded from coverage.
		Edge Complete includes costs to upgrade the Fire Suppression Systems.	Coverage due to an Error or Omission of the valuation or description that was previously disclosed to the insurer is no longer available.
		Newly Acquired Buildings and Contents coverage limit is in addition to insuring limits and is automatically included within Edge Complete.	Named Perils definition does not include the escape of water from any tank, apparatus or pipe.

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Form Title	Form Title	Broadening of Coverage +	Possible Reductions of Coverage -
Computer Protection Small Business (B0048)	Building and/or Contents – Contents (034.0)	Removal to protect property is provided for up to 30 days.	Newly Acquired Contents provides for up to 30 days in coverage.
	Edge Complete 2.0 (035.5)	Co-Insurance provision does not apply to loss or damage of \$50,000 or less.	New exclusions with respect to: a) Faulty or Improper Materials b) Atmospheric and Temperature Change c) Water Damage d) Sewer Backup e) Flood, f) Earthquake, g) Snow slide h) Landslide
	Earthquake (159.0)	There are many new extensions that the customer will benefit from that are included in Edge Complete. For example, Environmental Green Upgrade and New Generation.	
	Flood (159.1)		
	Sewer Backup (159.2)		

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Commercial Elite Additional Coverage (B0402)	Building and/or Contents – Contents (034.0)	Edge Complete extensions are not subject to an aggregate limit (exception for Land and Water Pollutant Clean Up Expenses and System Software Erasure).	Exterior Signs on premises is within insuring limits.
	Edge Complete 3.0 (035.7)	Coverage and Extensions for Condominiums are automatically incorporated within the forms. Examples include Common Expense, Common Elements, Trustees Fees, Unit Owner's Additional coverages.	24-month time limitation now applies for Tenants' Leasehold Interests - Rents.
		Fire Suppression Recharge Expenses extends coverage to include costs to upgrade the system.	Reward coverage due to the perils of Vandalism or Malicious damage are no longer covered.
		Greater radius of coverage for loss due to loss of Off Premises utility services within 100km.	Coverage resulting from loss or damage affecting Off Premises utility services no longer applies if damage is caused to any overhead electrical transmission line or overhead distribution lines or their supporting structures.
		Worldwide coverage for property temporarily away from premises.	

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Form Title	Form Title	Broadening of Coverage +	Possible Reductions of Coverage -
Earthquake Shock Extension (E0038)	Earthquake Shock Endorsement (159.0)	Aggregate Limits do not apply to losses due to Earthquake	
		Less exclusions applied for loss or damage caused directly or indirectly by any of the following perils: Impact by Aircraft, Spacecraft, Land Vehicle or Riot.	
Sewer Back-Up Extension (E0040)	Sewer Backing Up (159.2)	Aggregate Limits do not apply to losses due to Sewer Back-Up	
Flood Extension (E0020)	Flood Insurance (159.1)	Percentage deductible no longer applies. Intact Insurance only applies a dollar amount deductible as shown on the Declaration Pages, meaning the deductible is static and does not fluctuate based on the amount of insurance.	Data coverage resulting from Flood found within the Business Income will no longer be provided.
		Aggregate Limits do not apply to losses due to Flood.	

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Commercial SME Package (B0211)	Building and/or Contents – Contents (034.0) Edge Complete 3.0 (035.7)	Edge Complete extensions are not subject to an aggregate limit (exception for Land and Water Pollutant Clean Up Expenses and System Software Erasure).	Emergency Vacating and Outbreak Expense are no longer automatically offered.
		Fire Suppression Recharge Expenses extends coverage to include costs to upgrade the system.	Exterior Signs on premises is covered within insuring limits.
		Greater radius of coverage for loss due to loss of Off Premises utility services within 100km.	24-month time limitation now applies for Tenants' Leasehold Interests - Rents.
		Worldwide coverage for property temporarily away from premises.	Reward coverage due to the perils of Vandalism or Malicious damage are no longer covered.
		Valuable Papers & Records Extension includes Computer Data and provides for costs to gather and assemble information or data for reproduction.	
Building By-Laws (E0052)	Contingent Liability from enforcement of building by-laws: Blanket (222.4)	No exclusion due to By-Laws which the customer was legally obligated to comply with prior to loss occurring.	

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Office Contents (B0033)	Office Contents – Plus form (017.5)	Co-Insurance provision does not apply to loss or damage of \$50,000 or less.	Glass is excluded under the Building Damage by Theft Extension.
		Building Damage by Theft extension includes the perils of Vandalism and Malicious acts.	Protection of Property provision is no longer automatically included.
		Debris removal expenses are not restricted to a maximum of 25% of the amount payable.	
		Mobile personal computing devices, laptops, notebook and Personal Digital Assistants are not considered excluded property.	
Miscellaneous Articles Floater (B0056)	Miscellaneous Property Floater (050.5)	Deductible clause does not include an imbedded per cent deductible provision.	Coverage no longer applies if caused by Heating, Shrinkage, Evaporation, Loss of Weight, Leakage of Contents, Exposure to Light, Change in Colour, Texture, Finish, Marring, Scratching or Crushing.
		No exclusion for property while waterborne.	
		Coverage extends to Newly Acquired Property.	
			Additional exclusion for loss or damage caused by Poor Packaging or Rough Handling.
Mobile Personal Computing Devices Extension (E0213)	Miscellaneous Property Floater (050.5)	No exclusion for property at a location which is Vacant, Unoccupied or Shut Down for more than 30 days.	

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Installation floater (B0078)	Installation Floater (056.0)	Debris removal Expenses are not restricted to a maximum of 25% of the amount payable.	
Replacement Cost Extension - Contractor's Equipment (E0264)	Replacement Cost Endorsement - Contractors' Equipment (223.1)	Replacement Cost coverage applies to customer equipment five years from date of manufacture.	
Transportation (B0062)	Motor Vehicle Cargo Insurance (044.0)	No exclusion for loss or damage due to confiscation, requisition, or by order of any Government or other Officials, Customs Agents or Authorities.	Coverage to property is restricted for a period not exceeding 72-hours while such property is not aboard vehicles and held by the customer as a Carrier pending shipping or transfer in Depots, Warehouses and Terminals.
			Coverage does not automatically include Fumigation Expenses, Container Demurrage Charges, Forwarding Charges or Seller's Contingency Coverage.
Commercial Elite Contractor's Equipment (Broad Form) (B0460)	Contractors' Equipment (040.0)	No exclusion for Property Leased, Rented or Loaned to Others.	Newly Acquired Property is limited to the lesser of \$50,000 or 25% of the Total Limit of the property listed on a schedule.
		No exclusion for property while waterborne.	Coverage is not provided to Booms by collision during operations.
		Newly Acquired property provides for 60 days of coverage.	Coverage is not provided if loss or damage is caused by blasting or dynamiting operations.
		No exclusion for loss or damage caused by Rodents, Insects, Bats, Raccoons, Skunks or Vermin.	

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Manufacturing & Wholesale - Building, Equipment and Stock (B0002)	Building and/or Contents Broad Form (034.0)	Edge Complete extensions are not subject to an aggregate limit (exception for Land and Water Pollutant Clean Up Expenses and System Software Erasure).	Co-insurance now applies if the amount of loss or damage exceeds \$50,000.
	Edge Complete 1.0 (035.5)	Coverage and Extensions for Condominiums are automatically incorporated within the forms. Examples include Common Expense, Common Elements, Trustees Fees, Unit Owner's Additional Coverages.	Vacancy exclusion does not provide an exception for seasonal operations which are known to the insurer.
		Debris Removal expenses are not restricted to a maximum of 25% of the amount payable.	Digital Currency or Cash Cards are now excluded.
		Broader definition of Premises to include property in the open within 1,000 feet of the property line.	
		Broader definition of Building to include certain types of property in Rented Private Residences.	

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Condominium Corporation (B0042)	Building and/or Contents Broad Form (034.0)	Co-Insurance provision does not apply to loss or damage \$50,000 or less.	Vacancy exclusion does not provide an exception for seasonal operations which are known to the insurer.
		Edge Complete extensions are not subject to an aggregate limit (exception for Land and Water Pollutant Clean Up Expenses and System Software Erasure).	Digital currency or Cash Cards are now excluded types of property.
	Edge Complete 1.0 (035.5)	Debris Removal expenses are not restricted to a maximum of 25% of the amount payable.	Named Perils definition does not include the escape of water from any tank, apparatus or pipe.
		Premises to include property in the open within 1,000 feet of the property line.	
		Broader definition of Building to include certain types of property in rented private residence.	

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