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	Section	PROPERTY
	Chapter	Older Buildings (built prior to 1970)

CBIC Position

It is our desire to write buildings of modern construction or buildings that have been remodeled to current code and suitable for current occupancy. In the past we have been unwilling to write property policies on buildings more than 30 years old unless the plumbing, electrical, and roofing systems had all been updated within the past 20 years.

We have come to realize, however, that certain plumbing and electrical systems have useful lives well beyond 30 years and thus may not warrant substantial upgrades after 20 years as previously required.

Based on the foregoing, buildings built prior to 1970 that have not had updated plumbing or electrical systems can be considered for property coverage if they meet the following criteria:

General

Electrical

Buildings having **all** wiring in conduit are considered a superior electrical feature and do not require upgrades after 20 years.

Romex wiring with plastic casing is also acceptable without a 20 year upgrade provided the wiring is suitable for occupancy (i.e. no use of extension cords or unauthorized modifications, etc). Such wiring has been widely used in homes and small commercial buildings.

Electrical systems containing fuse boxes can be considered acceptable if the overall system is acceptable as set forth above, however, "Tamper Proof Adaptors" must be installed in the fuse slots to prevent the use of oversized fuses.

Please note, buildings (of any age) having knob and tube or aluminum wiring are unacceptable and should be declined.

Plumbing

Buildings having **all** water supply piping in copper tubing are considered a superior plumbing feature and do not require 20 year upgrades.

For buildings over 30 years old, without copper plumbing, we require:

- \$1,000 or higher deductible
- risks having no evidence of water damage (i.e. water stains on ceilings or walls)
- no prior water damage claims

Discretion applies to risks with limited plumbing, such as the restroom in a warehouse.

PVC plumbing has not held up well, and should be replaced at 30 years.

Roof

Construction and location determine the life expectancy of the roof and local guidelines should be determined. Generally, a flat tar roof should be inspected annually with repairs made as needed and full replacement made every 20 years.