

Atlantic Workshop Construction Projects

Fill in the Gaps

October 2017

By Stewart Roberts



CURIE Property Policy

4.2 Property Insured

Property of Every Description, anywhere in Canada and the United States of America. The term Property of Every Description shall mean all property of every kind and description, as reported in the Annual Statement of Values or acquired during the policy term



CURIE Property Policy

4.3 Property Excluded

- (b) New buildings or structures during the course of construction including materials, supplies and labour related thereto.
 - (i) Renovations, additions, or alterations including materials, supplies and labour related thereto having a total project cost exceeding \$5 million unless a certificate of insurance is issued by CURIE.



CURIE Property Policy

(ii) This exclusion shall not apply to the existing portion of the building(s) or structure(s) undergoing renovations additions or alterations.

This exclusion also does not apply to construction projects that have attained substantial completion status as determined by project architects and/or project engineers



CURIE Property Policy

2.2 Perils Excluded

This policy does not insure against:

- h) Loss or damage to the interior portion of the buildings under construction from rain, sleet or snow, whether driven by wind, when the installation of the roof, walls and windows of such buildings has not been completed.



Contractors...

- CURIE covers the building and building materials (Property Policy)
- CURIE does not cover contractors property/equipment
- CURIE does not cover contractors for Liability.
- CURIE will sue any contractor who causes a loss (subrogation)



Renovations

CURIE will cover renovations over \$5 million, but only if CURIE is notified before construction starts and approves coverage (by certificate)



Risk Issues

How complex is the work?

- New roofing – torched
- Adding floors on top of existing building
- Crane work – tripping
- Watch CCDC wordings

