Responsive Contractor Insurance Program

GL Underwriting Guidelines



AffiliatedMembersInsurance.com

Affiliated Members Insurance Services

071824

GL Underwriting Guidelines

ELIGIBLE RISKS

Provides general liability coverage for small to medium-sized Artisan & General Contractors, within the approved territory and subject to the eligible class code list, with less than $10M in annual receipts and less than $5M in annual employee payroll.

UNDERWRITING CRITERIA

- A signed contractor's supplemental application must be provided at time of binding.
- Loss History (for prior 3 years): Accounts with losses must be referred to Affiliated.
- Currently valued loss runs for the past three (3) years are required to remove the prior work exclusion.

MINIMUM PREMIUMS

Artisan Contractors	$500
Remodel Contractors	$800
Homebuilders	$2,500
Excavation	$1,000
Tree Trimming	$1,500

PRIOR WORK COMPLETED

The Prior Work Exclusion is mandatory for new ventures and any risk with prior losses. For risks with prior coverage, the Prior Work Exclusion may be deleted or set with a retro date prior to policy inception only if following critera are met:

- Prior to binding, we are in receipt of currently valued loss runs evidencing continuous and comparable prior coverage; and
- The loss experience is acceptable; and
- Coverage was with an acceptable AM Best rated carrier or program.

MAXIMUM LIMITS

$1M (PER OCC.)

$2M (AGG.)

REFERRAL TO UNDERWRITER FOR APPROVAL

Manual premium (rate x exposure) > $25,000 are subject to referral to the Underwriter.

CANCELLATIONS

- If canceled by Company/Affiliated, return premium will be calculated pro-rata.
- If canceled by the insured, return premium may be subject to short-rate penalty.

POLICY TERM

12 MONTHS

TERRORISM RISK INSURANCE ACT (TRIA)

TRIA coverage for war and terrorism will be offered to all insureds in the Program for an additional premium of $500 or 10% of the premium, whichever is greater. Non-TRIA war and terrorism coverage is not provided in the Program.

TERRITORY

California

DEDUCTIBLE OPTIONS

$1,000 | $2,500 | $5,000

Proprietary & Confidential

Underwriting Guidelines

INELIGIBLE RISKS

Risks that have any one of the following characteristics are not eligible for this program:

- Any work involving stand-alone roofing, structural steel, building demolition, welding, and lath or plaster operations.
- Work on new condominiums, townhouses, or tract homes with over twenty-five (25) units at any time in the development.
- Work on occupied student housing.
- Remodeling/repair work on senior housing, assisted living facilities or retirement homes that provide on-site skilled medical or on-site non-skilled care.
- Any structural work including grading and excavation on slopes of greater than 30 degrees, retaining walls that exceed 6 feet in height, or excavation over 6 ft in depth.
- Sales, installation, service or repair of automatic fire extinguishing systems, boilers, elevators, escalators, surveillance systems or TV monitoring systems, either commercial or residential.
- Sales, installation service or repair of wood, coal or waste oil-burning stoves.
- Removal or installation of asbestos insulation or asbestos containing material, fungus, molds, or installation of insulation materials other than fiberglass, rock wool, or plastic.
- Sales or application of chemicals such as herbicides or pesticides unless incidental application of "over-the-counter" herbicides or pesticides on lawns under the insured's regular care.
- Work for petroleum, industrial, or chemical facilities.
- Operations/work on or for airport, elevator, environmental remediation, railroad, swimming pool construction, traffic lights, underground tanks, skylights, or EIFS.
- Utility/Main Line fiber optic cable work or installation.
- Tunneling.
- Any work performed on the exterior of buildings above four (4) stories or 48 feet in height.
- General Contractors who have been personally bankrupt or the principal in a company that has been bankrupt within the past three (3) years.
- Recreational or playground construction.
- Contractors where any officer, owner, or partner has been indicted or convicted of the crime of fraud, bribery, or arson.
- Risks involved in demolition of structures exceeding one (1) story in height, and/or demolition of any structure by wrecking ball or explosives.
- Any contractor involved in foundation repair, stabilization and/or retrofitting.
- Any contractor involved in solar energy installation or repair including solar panels, battery storage and related electrical work.

Proprietary & Confidential

Target Classes of Business

Code	Description
90089	**Advertising Sign Companies – Outdoor** No insureds that work over 3 stories. This classification is applicable to risks selling space for advertising purposes and includes shop operations, the erection, painting, repair or removal of signs, sign painting or lettering in or upon buildings or structures and the existence hazard of signs located away from the insured's premises. Advertising agencies shall be classified and rated under the appropriate "Buildings – office" classification.
10010	**Air Conditioning Equipment – Dealers Or Distributors Only** This classification applies to risks engaged in sales and installation, servicing or repair of air-conditioning systems or equipment. This classification also applies to risks engaged only in installation, servicing or repair of air-conditioning systems or equipment. The classification includes: (a) The sales and installation of ducts and piping; (b) Shop and display rooms. The sales of household type appliances including room air-conditioners shall be separately classified and rated. Any sheet metal work incidental to this class is included.
91111	**Air Conditioning Systems Or Equipment – Dealers Or Distributors And Installation, Servicing Or Repair**
91315	**Cable Or Subscription Television Companies**
91340	**Carpentry – Construction Of Residential Property Not Exceeding Three Stories In Height** Risks performing any roofing work are excluded. Scaffolding work must be carried out by an independent contractor. Ineligible for this class code: door or window manufacturing, work on commercial properties, refinishing of floors or furniture, dock construction, hurricane shutter installation, cabinet manufacturing, work involving children's playground equipment, and roof decking.
91341	**Carpentry – Interior** Risks performing any roofing work are prohibited in this class. Any scaffolding work must be carried out by an independent contractor.
91342	**Carpentry – NOC** Usage acceptable for residential remodeling. Risks performing any roofing work are prohibited in this class. Any scaffolding work must be carried out by an independent contractor. Ineligible for class code are: excavation work, door or window manufacturing, specialty contractors, including roofing & wallboard contractor, refinishing of floors or furniture, dock construction, hurricane shutter installation, cabinet manufacturing, work involving children's playground equipment, roof decking.
91343	**Carpentry – Shop Only**
91405	**Carpet, Rug, Furniture Or Upholstery Cleaning – On Customer's Premises** Floor waxing is prohibited.
91436	**Ceiling Or Wall Installation – Metal** Other than metal classify and rate as Dry Wall or wallboard installation. Exterior Insulation and Finish System Exclusion Applies.
91523	**Cleaning – Outside Surfaces Of Buildings**
91551	**Communication Equipment Installation**
91560	**Concrete Construction** No foundation repair, stabilization and/or retrofitting. No foundation work involving concrete drilling, boring or any crane exposures. No swimming pool work. No bridge, dam, tunnel or sewer construction. No gunite or shot-crete work. No pile driving, subway construction, caisson or cofferdam work or highway construction. No playground work.
91581	**Contractors – Subcontracted Work – In Connection With Construction, Reconstruction, Erection Or Repair Not Buildings – NOC** This classification applies to that portion of the operations performed by subcontractors of the insured.
91582	**Contractors – Subcontracted Work – In Connection With Building Construction, Reconstruction, Repair Or Erection – Apartment Or Office Buildings Over Four (4) Stories** This classification applies to that portion of the operations performed by subcontractors of the insured.
91583	**Contractors – Subcontracted Work – In Connection With Building Construction, Reconstruction, Repair Or Erection – One Or Two-Family Dwellings** This classification applies to that portion of the operations performed by subcontractors of the insured.
91585	**Contractors – Subcontracted Work – In Connection With Construction, Reconstruction, Repair Or Erection Of Buildings – NOC** This classification applies to that portion of the operations performed by subcontractors of the insured.
91746	**Door, Window Or Assembled Millwork – Installation – Metal** Usage acceptable for garage door installation.
92215	**Driveway, Parking Area Or Sidewalk – Paving Or Repaving** Classification does not include clearing right-of-way, earth or rock excavation, filling or grading of land.

Proprietary & Confidential

Target Classes of Business

Code	Description
92338	**Dry Wall Or Wallboard Installation**
92451	**Electrical Apparatus – Installation, Servicing Or Repair – NOC** Usage acceptable for automatic gates. Alarm Installation is prohibited.
92478	**Electrical Work – Within Buildings** Includes installation or repair of electrical fixtures and appliances and incidental outside work. It does NOT include installation of alarms or alarm systems, electrical machinery, solar panels, solar battery storage, or auxiliary apparatus. No cell phone tower work.
94007	**Excavation**
94276	**Fence Erection Contractors** Excludes fencing alongside highways, airports and safety barrier work. Submit any risks installing razor wire or electrified fencing.
94569	**Floor Covering Installation – Not Ceramic Tile Or Stone**
95124	**Furniture Or Fixtures – Installation In Offices Or Stores – Portable – Metal Or Wood**
13590	**Glass Dealers And Glaziers** This classification includes bending, grinding, beveling or silvering of plate glass.
95410	**Grading Of Land**
95647	**Heating Or Combined Heating And Air Conditioning Systems Or Equipment – Dealers Or Distributors And Installation, Servicing Or Repair – No Liquefied Petroleum Gas** Any fireplace or wood burning stove installation is prohibited. Any sheet metal work incidental to this class is included.
96053	**House Furnishings Installation – NOC** This classification includes incidental upholstering and floor covering installation.
96408	**Insulation Work – Plastic – NOC**
96409	**Insulation Work – Organic Or Plastic In Solid State**
96410	**Insulation Work – Mineral**
96611	**Interior Decorators**
96816	**Janitorial Services** This classification includes firms that clean commercial establishments, and also private residences. Floor waxing limited to no more than 5% of receipts. Floor waxing and cleaning in supermarkets, malls, stores, airports, bus terminals, train terminals, medical facilities and construction sites.
97047	**Landscaping** This classification involves the design and preparation of ground, including tilling and fertilizing, planting of seeds, shrubs and trees and maintenance of grounds. Incidental landscape irrigation is acceptable.
97050	**Lawn Care Services** Coverage is included for incidental application of "over-the-counter" herbicides or pesticides on lawns under the insured's regular care. Any risk required to obtain a license or permit to apply herbicides or pesticides is ineligible.
97447	**Masonry** Risks performing stucco operations are ineligible.
97650	**Metal Erection – Decorative Or Artistic**
97653	**Metal Erection – Nonstructural – NOC**
98304	**Painting – Exterior – Buildings Or Structures – NOC**
98305	**Painting – Interior – Buildings Or Structures**
98308	**Painting – Shop Only**
98344	**Paperhanging**
98482	**Plumbing – Commercial And Industrial** No LPG Gas. Includes installation, service or repair of sanitary gas, steam, hot water, pipe or other pipe fittings including building connections. No sewer contractors. No interior sprinkler system work of any kind.

Proprietary & Confidential

Target Classes of Business

Code	Description
98483	**Plumbing – Residential Or Domestic** Also includes house connections. No LPG gas. No sewer contractors. No interior sprinkler system work of any type.
98502	**Prefabricated Building Erection**
98636	**Refrigeration Equipment - Installation, Service and Repair of Commercial Refrigeration Systems** No wholesale cold storage, liquefied petroleum gas (LPG) equipment sales or work.
98884	**Sheet Metal Work – Outside**
98967	**Siding Installation** This classification includes sheet metal work and any shop operations. Classify any wood siding installation as "Carpentry."
98993	**Sign Erection, Installation Or Repair** Includes any shop operations. Submit if any crane operations.
99003	**Sign Painting Or Lettering – Inside Of Buildings** This class includes shop operations.
99004	**Sign Painting Or Lettering On Buildings Or Structures** This class includes shop operations.
99746	**Tile, Stone, Marble, Mosaic Or Terrazzo Work** Fireproof tile construction prohibited.
99777	**Tree Pruning, Dusting, Spraying, Repairing, Trimming Or Fumigating**
99948	**Water Softening Equipment – Installation, Servicing Or Repair**
99975	**Window Cleaning**

Notable Prohibited Classes

Code	Description
98678	**Roofing - Residential**
98677	**Roofing - Commercial**
99080	**Solar Energy contractors**
94381	**Fire Sprinkler contractors**
97655	**Structural Steel**
99987	**Demolition**
99969	**Welding**
98449	**Plaster or Stucco**

Proprietary & Confidential