

**VIRGINIA PROPERTY INSURANCE ASSOCIATION
RATING PLAN FOR SUBSTANDARD RISKS**

Upon receipt of a property survey (inspection) report, the Virginia Property Insurance Association may apply the appropriate surcharges, as follows:

Section I - Dwelling and Habitational Class Rated Risks Including Farm

Surcharges for the following hazardous physical conditions (where applicable) shall be added to the annual Fire rates (or premium) otherwise effective for building and contents. Such surcharges and the resultant increased annual Fire rates shall be superimposed on existing minimum premiums where applicable and shall be declared on an Inspection Report Form.

A. Fire Rates

Surcharges By Occupancy

	Private Dwellings, Private Garages and Outbuildings	Habitational Class (other than dwellings) Flats and Apartments, Boarding and Rooming Houses, Etc.
<u>1. Heating:</u> Unsafe arrangement of heating devices, including fuel supply, chimneys, stovepipes, gas vents, metal mats, etc.	\$.10	\$.25
<u>2. Wiring:</u> Unsafe or inadequate electric wiring, non-standard extensions, overloading, overfusing, etc.	\$.10	\$.25
<u>3. Conversion:</u> Use of premises beyond designed occupancy limits, subdivisions or conversion of original living or other occupancy spaces into multiple units with overcrowded occupancy, inadequate sanitary facilities, unsafe arrangement of cooking devices, etc.	\$.10	\$.50
<u>4. Physical Condition:</u> Buildings not in good repair (broken windows or plaster; sagging floors or roof; deteriorating walls, loose wallpaper, etc.); roof or chimney deteriorating; exterior wood surfaces unpainted or decaying; garages or porches not well maintained; open foundation or access to underfloor space, other substandard physical conditions.	\$.10	\$.25
<u>5. Housekeeping:</u> Rubbish, litter, or debris in basement or under open foundations, hallways or stairways, attic or yard (of property)	\$.10	\$.25
<u>6. Hazardous Condition:</u> Vacancy or Unoccupancy:		
In Whole (Over 50%)	\$.50	\$.50
In Part	\$.25	\$.25

Note: Charges under the foregoing items are cumulative and apply separately to building and contents rates.

B: Extended Coverage Rates - Surcharges for the following hazardous physical conditions (where applicable and appropriate to the perils insured against) shall be added to the annual rates for Extended Coverage, currently promulgated for building and contents to the extent that such rates do not adequately measure or provide for such conditions. Such surcharges and the resultant increased annual rates shall be declared on an Inspection Report Form.

Extended Coverage Rates

Surcharges By Occupancy

	Private Dwellings, Private Garages and Outbuildings	Habitational Class (other than dwellings) Flats and Apartments, Boarding and Rooming Houses, Etc.
1. Size of building and type of construction, open foundations, or other substandard structural features of building maintenance usually susceptible to windstorm or hail or wind driven waters.	\$.10	\$.25
2. Unsatisfactory operating conditions or maintenance resulting in unusual or extreme exposure from inherent explosion, or inadequate security measures at the risk involving excessive exposure to pillage and looting or vandalism.	\$.10	\$.25
3. Unusual or extreme exposure from aircraft, vehicles, sprinkler leakage, or other allied perils.	\$.10	\$.25

Note: Charges under the foregoing items are cumulative and apply separately to building and all contents rates for Extended Coverage.

C. Vandalism & Malicious Mischief Rates

Surcharges By Occupancy

	Private Dwellings, Private Garages and Outbuildings	Habitational Class (other than Dwellings) Flats and Apartments, Boarding and Rooming Houses, Etc.
1. <u>Vacancy or Unoccupancy</u> In Part (under 50%)	\$.03	\$.25
2. Secondary dwellings or property subject to seasonal occupancy	\$.10	\$.10
3. Conditions at property conducive to V&MM losses - Missile type debris available; i.e., gravel driveways, trash or brickbats on premises.	\$.03	\$.10

Note: Charges under the foregoing items are cumulative and apply separately to building and all contents rates for Vandalism.

SECTION II - GENERAL CLASS OR SPECIFIC RATING (OTHER THAN FARM OR MANUFACTURING RISKS): Surcharges for the following hazardous physical conditions (where applicable) shall be added to the annual Fire rates currently promulgated for building and contents under otherwise applicable rating schedules to the extent that such rates do not adequately measure or provide for such conditions. Such surcharges and the resultant increased annual Fire rates shall be declared on an Inspection Report Form.

A. Group I Rates

Surcharges By Construction

	Frame, Non-Comb, Joisted Masonry	Masonry Non-Comb	Mod Fire Resistive or Fire Resistive
1. Construction, Repair and Other Building Conditions:			
a. Limited access to all sections of building for fire fighting purposes, blank walls, congested interior, etc.	\$.25	\$.10	\$.05
b. Size and type of construction adversely affecting fire fighting efficiency or fire extinguishment.	\$.25	\$.10	\$.05
c. Open foundation or access to underfloor space.	\$.25	\$.10	\$.05
d. Large undivided areas or lack of proper fire cut-offs increasing loss probability and severity or probable maximum loss.	\$.25	\$.10	\$.05
e. Substandard construction, including age of building, obsolescence, use of premises beyond designed occupancy limits, etc.	\$.50	\$.25	\$.10
f. Inadequate structural maintenance, deterioration, broken siding, sagging floors or roof, broken windows or plaster, premises open to trespass, etc.	\$ 1.00	\$.50	\$.25

2. Occupancy:

a. Excessively combustible interior finish, decorations, etc.	\$.25	\$.10	\$.05
b. Lack of effective smoking restrictions in appropriate areas.	\$.25	\$.10	\$.05
c. Excessive storage or use of flammable liquids or gases.	\$.25	\$.10	\$.10
d. Unsatisfactory housekeeping; rubbish, litter or debris in basement, under open foundations, hallways, stairways or yard (of property)	\$.50	\$.25	\$.10

3. Power, Heating and Wiring:

a. Unsafe arrangement of boilers or other power or heating devices, including fuel supply, chimneys, stovepipes, gas vents, etc.	\$.50	\$.25	\$.10
b. Unsafe or inadequate electric wiring, non-standard extensions, overloading, overfusing, unapproved installations or wiring etc.	\$.50	\$.25	\$.10

4. Hazardous Conditions:

Vacancy or Unoccupancy:			
In Whole (Over 50%)	\$ 1.00	\$.50	\$.50
In Part	\$.50	\$.25	\$.25

Note: Charges under the foregoing items are cumulative and apply separately to building and contents rates.

- B. Group II Rates - Surcharges for the following hazardous physical conditions (where applicable and appropriate to their perils insured against) shall be added to the annual rates for Group II, currently promulgated for building and contents to the extent that such rates do not adequately measure or provide for such conditions. Such surcharges and the resultant increased annual rates shall be declared on an Inspection Report Form.

Group II Rates

	<u>Surcharges By Construction</u>		
	Frame, Non-Comb, Joisted Masonry	Masonry Non-Comb	Mod Fire Resistive or Fire Resistive
1. Size of building and type of construction, open foundations or other substandard structural features of building maintenance unusually susceptible to windstorm or hail or wind-driven waters.	\$.25	\$.10	\$.05
2. Unsatisfactory operating conditions or maintenance resulting in unusual or extreme exposure from inherent explosion, or inadequate security measures at the risk involving excessive exposure to pillage and looting or vandalism.	\$.25	\$.10	\$.05
3. Unusual or extreme exposure from aircraft, vehicles, sprinkler leakage, or other allied perils.	\$.25	\$.10	\$.05

Note: Charges under the foregoing items are cumulative and apply separately to building and contents rates for Group II.

- C. Vandalism Rates - Surcharges for the following physical conditions shall be added to the annual rates for vandalism currently promulgated for buildings and contents to the extent that such rates do not adequately measure or provide for such conditions. Such surcharges and resultant increased annual rates shall be declared on an Inspection Report Form.

Vandalism Rates

	<u>Surcharges By Construction</u>		
	Frame, Non-Comb, Joisted Masonry	Masonry Non-Comb	Mod Fire Resistive or Fire Resistive
1. <u>Vacancy or Unoccupancy:</u> In Part (Under 50%)	\$.15	\$.10	\$.05
2. Secondary dwellings or property subject to seasonal occupancy.	\$.10	\$.10	\$.05
3. Conditions at property conducive to Vandalism losses - Missile type debris available; i.e., gravel driveways, trash or brickbats on premises.	\$.10	\$.10	\$.05

Note: Charges under the foregoing items are cumulative and apply separately to building and all contents rates for Vandalism.