

ISRB CIRCULAR

IDAHO COMMERCIAL FIRE & ALLIED LINES LOSS COST CHANGES – FILED AND APPROVED

March 16, 2022

ISRB-2022-CF-03

ISO-CF-2021-OCT21-ID

SERFF FILING - ISRB-133185536

Rule

RULES IMPLEMENTATION

This information is intended exclusively for Idaho Surveying and Rating Bureau, Inc. affiliated companies.

CHANGES

The Bureau is revising Rule 85. Basic Group I Class Rates in CLM Division Five – Fire and Allied Lines as a result of the adoption of Fire Class Expansion and Multi-State Construction Relativities.

The following expansions will apply only if all other criteria for class rating are satisfied. For example, sprinklered properties remain specifically rated.

The maximum size limitation for non-habitational risks increases from 15,000 square feet to 25,000 square feet. (Class rating eligibility for habitational occupancies is currently unlimited with respect to size.)

Class rating is extended to all construction-types for properties up to 5,000 square feet. Class rating eligibility for habitational occupancies is currently applicable to all constructions.

Eligibility is extended to include "limited cooking" facilities. The following "limited cooking" occupancy classes would become eligible for class-rating:

Code 0534 (New) – Food Products other than Retail Bakeries with Limited Cooking (Food Products without cooking remain 0532. Retail Bakeries are Class 0533. Food Products with full commercial cooking are Class 0542)

Code 0545 (New) – Restaurants with Limited Cooking (Restaurants with full commercial cooking remain 0542)

Code 0742 - Motels and Hotels with Limited Cooking Restaurant - Up to 10 Units

Code 0743 - Motels and Hotels with Limited Cooking Restaurant – 11-30 Units

Code 0744 - Motels and Hotels with Limited Cooking Restaurant - Over 30 Units

Code 0755 - Golf, Tennis and Similar Sporting Facilities with Limited Cooking

Code 0951 - Gambling Casinos with Limited Cooking Restaurants

EFFECTIVE DATE

The effective date for these changes is July 1, 2022.

COMPANY ACTIONS

All correspondence with the Idaho Department of Insurance should refer to CF-2021-OCT21-ID.

If you have authorized us to file on your behalf and decide:

- To use our revision and effective date, you are not required to file anything with the Idaho Department of Insurance.
- To use our revision with a different effective date, to use our revision with modifications or to not use our revision, then you must make an appropriate submission with the Idaho Department of Insurance.

ATTACHEMENT

Final copies of the manual pages are attached for your information.

PERSON TO CONTACT

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85. BASIC GROUP I CLASS RATES

Paragraph **A.2.** is replaced by the following:

A. General

2. The Idaho Surveying and Rating Bureau, Inc. (ISRB) does not specifically rate properties eligible for class rates.

Paragraph **B.1.c.** is replaced by the following:

c. CSP Class Codes

0074	0196*	0321	0341
0075	0197*	0322	0342
0076	0198*	0323	0343
0077	0311	0331	
0078	0312	0332	
0079	0313	0333	

* These classifications refer to dwellings (and appurtenant structures such as garages) written in conjunction with a commercial risk or written under a Commercial Package Policy; and include dwellings, apartments or condominium units owned by corporations and similar insureds who allow employees or others to occupy the dwellings without leasing or renting. The classifications also include time-sharing apartment or condominium units owned by corporations for use exclusively by their executives or other employees.

Paragraph **C.3.** is replaced by the following:

C. Ineligibility

3. Properties protected by automatic sprinklers, automatic fire detection systems or watchman service. Apply to ISRB for specific rating. However, if ISRB determines that the property does not meet minimum eligibility requirements for specific rating, class rates may apply. Class-rated properties may qualify for a Basic Group I rate credit. ISRB will advise accordingly.

Paragraphs **D.4.** and **D.5.** are replaced by the following:

4. If none of the preceding items describe the building, apply to ISRB for Construction Type giving construction details.
5. If more than 1/3 of a building is of Masonry Non-Combustible, Modified Fire Resistive or Fire Resistive Construction Type and the Building CSP Class Code is not:
 - a. 0074 through 0343 (Habitational); or
 - b. 1150 (Builders' Risks)
 apply to ISRB for specific rating.

Paragraph **G.3.** is replaced by the following:

G. Special Rules

3. CSP Class Code 0932 (Auto Service Stations)

Contents rates may apply to underground fuel storage tanks, contents of such tanks, pumps, piping and connections to the tanks, and also to awnings, signs and metal smokestacks which are necessary and usual to the operation of an automobile service station. This Class Code is also applicable to Tire Shops. A Tire Shop is one where motorized vehicles enter the building. Otherwise use Class Code 0512.

The following is added to Paragraph **G.:**

11. CSP Class Codes 0511, 0512, 0520, 0531, 0532, 0541, 0561, 0562, 0563, 0564, 0565, 0566, 0567, 0570, 0581 And 0582

For buildings used entirely for wholesale and for storage of merchandise and/or business equipment storage, multiply rates by the following:

Protection Class		1 – 8	1W – 8W, 9 – 10
Frame (1)	Bldg.	.534	.408
	Contents	.772	.590
Joisted Masonry (2)	Bldg.	.433	.433
	Contents	.590	.590
Non- Comb (3)	Bldg.	.534	.408
	Contents	.772	.590

Table 85.G.11. Wholesale And Storage Factors

12. CSP Class Code 1070

CSP Class Code 1070 includes public property repair shops, maintenance shops and motorized vehicle storage. Sewer Treatment Tanks – See Special Class Rates.

13. Public Property

Public Property shall consist of properties which are owned and entirely occupied by Federal, State, County and/or Municipal Governments or Reclamation or Irrigation Districts, separately or in combination. The Basic Group I rates for such risks shall be multiplied by .7.

Hospitals, Infirmaries, Nursing Homes, Rest Homes, Sanatoriums, Offices, Court Houses, Educational Property, Farm Property, Dwellings and other Habitational Risks which are ratable under either the Dwelling Policy Program or Division Four – Farm of the Commercial Lines Manual, and other properties which do not meet both the ownership and occupancy requirements set forth in the preceding paragraph for Public Property, are ineligible. Buildings in the course of construction shall be eligible for the .7 factor only when the intended occupancy is such that the risk meets all other requirements of Rule 85. and the coverage is written under a completed and occupied rate.
