



LOSS COSTS PUBLICATIONS

FOR THE STATE OF WASHINGTON

LOSS COSTS PUBLICATION FORMAT

MANUAL OF RULES AND INSTRUCTIONS

<http://www.wsrb.com>

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SCOPE

The purpose of this manual is to provide the rules and instructions for the selection of Basic Group I advisory prospective loss costs published by the Washington Surveying & Rating Bureau (WSRB). A loss cost is that portion of the premium covering only losses and the costs associated with settling losses. Each insurance company must file its own loss cost multiplier with the Washington Office of the Insurance Commissioner to convert the loss cost to a rate.

RULES

General Rules Applicable To Published Loss Costs

Rules applicable to these loss costs are provided in Division Five of the Commercial Lines Manual. Certain items have been duplicated herein for convenience.

Publication

Specific loss costs for rated property are published on WSRB's web site (<http://www.wsrb.com>), and quoted by email.

Format

An illustration with accompanying rules and explanations is provided beginning on page 10.

Cause Of Loss

Group I advisory prospective loss costs are published and are applicable to the Causes of Loss of Fire, Lightning, Explosion, Vandalism, and Sprinkler Leakage.

NOTE: A sprinkler leakage load has been added to all Group I loss costs, whether the building is sprinklered or non-sprinklered. Refer to Rule 74. A.3.c., Washington Exception pages, Division Five, Commercial Lines Manual.

Loss Costs

Group I loss costs displayed are annual, advisory prospective loss costs and are for each \$100 of insurance.

Effective July 1, 2013, Loss costs are shown at the base limit of insurance of \$250,000 for building and \$50,000 for contents. A Limit of insurance (LOI) relativity factor will apply for limits of insurance other than the base limit.

Prior to July 1, 2013, Group I loss costs are *not* shown at a base limit of insurance, so no relativity factor will apply.

Unless otherwise specifically provided, the loss costs contemplate a minimum deductible of \$500 and 80% coinsurance. These loss costs may be converted to higher coinsurance or lower or flat coinsurance. Refer to Rule 70. Division Five, Commercial Lines Manual.

Effective Dates

Effective dates for all loss costs appear on the line with the risk number. It reflects the most recent change to the loss costs for the risk.

"S" in the Stop Code box, indicates the effective date is a "general revision" as explained in Rule 18., Division Five, Commercial Lines Manual -

A General revision is a:

- A. Revision in rules or forms; or
- B. Rate revision applying to one or more classes, including rate schedule changes and changes due to reclassification of a community or district.

Edition Dates

Edition dates reflect the date the general revision is effective. Several edition dates can be shown on the loss cost publication for a risk.

Public Protection

The protection classification for cities, towns, fire protection districts and unincorporated areas are provided in a separate publication titled "Public Protection/BCEG Classification Manual Washington." Reclassifications of communities are announced in a separate bulletin published monthly. Published loss costs affected by the change are revised and the "Public Protection/BCEG Classification Manual" amended accordingly. The Bulletins and complete Manual are available for download on the WSRB web site (<http://www.wsrb.com>).

The protection class of a specifically rated property can be found in the LOSS COSTS section of <http://www.wsrb.com> and is symbolized as the last two digits of the RCP Code.

The Protection Class of class rated properties can be determined through the application of the manual rules or by using PROTECTION, WSRB's GIS based electronic protection classification service, available on the WSRB web site.

Sprinklered Risks

Risks rated and coded as sprinklered will be indicated by the appropriate warranty symbols ("/1/" or "/2/") as well as by a "4" in the first column of the RCP code.

Note: Symbol /2/ is no longer used by WSRB. However, it may still appear on some older publications.

Risks Not Rated

A. WSRB will inspect a property on request and provide an underwriting report. If the property is eligible for specific rating, advisory prospective specific loss costs will also be provided. An inspection application request form is available on WSRB's web site (<http://www.wsrb.com>).

B. Property eligible for class rating:

- 1) Dwellings: refer to Dwelling Manual and Homeowners Manual. If lessor's risks written on a commercial policy see item 4, below.
- 2) Farms: refer to Division Four, Commercial Lines Manual.
- 3) Qualifying mercantile and non-manufacturing risks and some qualifying manufacturing risks eligible for General Class Loss Costs: refer to Rule 85., Division Five, Commercial Lines Manual.
- 4) Non-sprinklered Habitational Property, such as: Apartments, Apartments with Mercantile, Residential Condominiums and Residential Condominiums with Mercantile, Boarding and Lodging Houses, Rooming Houses, Nurses' and Sisters' Homes, Fraternity and Sorority Houses, Hotels and Motels, Limited Cooking Restaurants and Dwellings (Lessor's Risk only written with Commercial Risks or a part of a Commercial

Package Policy): refer to Rule 85, Division Five, Commercial Lines Manual.

5) Special Class Loss Costs: refer to Rule 85., Division Five, Commercial Lines Manual.

C. Property **not eligible** for class rating: Upon request, WSRB will provide tentative loss costs for non-rated buildings. Tentative loss costs for many occupancies and construction types are available on WSRB's web site (<http://www.wsrb.com>). When a tentative loss cost is provided, Tentative Rate Endorsement CP 99 93 must be attached to the policy and application must be made to WSRB for inspection to determine specific loss costs.

Physical Changes To Specifically Rated Risks

- A. In case of change of construction, exposure or protection of any risk for which loss costs are published, policies should be issued at existing loss costs and an inspection application for new loss costs forwarded to WSRB immediately after writing the policy.
- B. In the case of a change of occupancy, policies may be issued using the existing "General Contents Loss Cost," if published. (See definition of "General Contents Loss Costs" following). If conditions are such that new contents or building loss costs are required, submit an inspection application for new loss costs to WSRB.
- C. A tentative building or contents loss cost that more accurately reflects the changed conditions may be used instead of the existing published loss cost as long as the requirements for using tentative loss costs are followed (see Risks Not Rated, item C, above).

General Contents Loss Costs

A general contents loss cost anticipates occupancies such as ordinary retail mercantile sales. A general contents loss cost can be used for any occupancy that is not specifically published, except for restaurants, bars, taverns, lunchrooms, grills, etc. (C.S.P. coded 054x).

A general contents loss cost will not be published for office buildings or for buildings that are designed for a certain type of occupant such as schools, churches, etc.

DESCRIPTION AND USE OF PUBLICATIONS

Description of Publication

In general, you will find the following information:

Location Information including Community Name (Fire Protection Area), Territory Code, Street Address

Risk numbers are assigned to a particular risk and may be recorded for future reference.

The publication may show alternate addresses for the risk.

Building/Contents: 80% Coinsurance Group I Loss Costs. See Coinsurance Rules for other options in Division Five, Commercial Lines Manual.

Effective date: Refer to Rule 18., Division Five, Commercial Lines Manual. Symbol "S" indicates the effective date is a general revision; however, the "S" is removed one year from revision date.

CSP code comes from the Commercial Lines Manual Classification Table.

RCP code: See table below for meaning of RCP codes.

<i>RCP (Rating, Construction, Protection) Codes</i>		
Digit	Value	Meaning
1 st	1	Building rated without sprinkler system credit (or partial)
	2	Building is class rated
	3	Not currently used
	4	Building rated with sprinkler system credit
2 nd	1	Combustible (frame) Construction
	2	Joisted Masonry (ordinary) Construction
	3	Non Combustible Construction (R1hour)
	4	Masonry Walls with Noncombustible Roof Construction
	5	Modified Fire Resistive Construction (R1 to <R2 hours)
	6	Fire Resistive Construction (>R2 hours)
3 rd and 4 th	01-10	Indicates protection class at risk*
*If class rating other property on the same premises or if using Businessowners Class Rates, use the Public Protection Classification/BCEG Manual rules or PROTECTION, WSRB's GIS based electronic protection classification service, on WSRB's web site to determine the proper protection class.		

Group II coverage symbol (A, AB or B) and CSP Group II Construction Code:

A numerical prefix, when published, is the factor by which the loss cost corresponding to the letter symbol is to be multiplied to determine the actual loss cost. The numerical suffix is the Group II CSP Code.


Habitational Risks with mixed construction and/or automatic protection features:

See Habitational Class Rates, Rule 85., Division Five, Commercial Lines Manual.

Numbered symbols (i.e., /1/) refer to Clauses, Warranties and Miscellaneous Rule Provisions. (See Pages 11 – 13).

Sample Publication Format

Street Address	Building Description	Status	Request Reinspection
<input type="checkbox"/> 2101 - 2101 4th Ave Seattle, WA 98121	27S IGL MTL	Active	7 Reinspect

1	2	3		4	5			6		8			
Risk Number	Rating Type	Sprinkler Credit	CSP	RCP	Fire Protection Area	EQ Class	Territory	Schedule	Group 2 Code	Inspection Date	Current Loss Cost Effective Date	Stop Code	Report
2118	Specifically Rated	Non Sprinklered	0702	1302	Seattle	3B	171	02	B	10/25/07	07/01/13	S	 Report Available

Street Address
2101 - 2101 4th Ave Seattle, WA 98121 9

Loss Cost Edition Date
07/01/13 Current Loss Cost Edition 10

Loss Costs for LOI, CURRENT RULE 85

Building LC	General Contents LC	Group 2 LC	
0.065	0.000		

Occupancy Type Description 11	Contents LC	CSP	RCP
AUTO GARAGE	0.080	0931	1302
COFFEE SHOP	0.121	0532	1302
DELI	0.121	0532	1302
OFFICES	0.072	0702	1302

- 1** Risk Identification Number
- 2** Indicates if risk is Class Rated or Specifically Rated
- 3** Building CSP and RCP Codes
- 4** City or Fire Protection District where the property is located
- 5** Group II CSP Code
- 6** Effective date of most recent change. "S" in Stop Code means the effective date is a General Revision
- 7** Link to request a Re-Inspection
- 8** Link to Underwriting Report
- 9** All known Street Addresses for the Building
- 10** Loss Cost Edition – effective date of General Revision (Several previous editions may also be shown for other than LOI loss costs)
- 11** Individual Occupants of the Building. Note: Symbols, such as *11/*, will be shown here and in the Building Description.

SYMBOLS AND RATING CLASSIFICATIONS

Symbols (denoting Clauses and Warranties) Published in Conjunction with Specific Loss Costs

This information is also available in Washington ~~Rule 12 Additional Rule A7~~, Division Five, Commercial Lines Manual.

The following numbered symbols published with the Occupancy Type Description (See Item 10 in the sample publication) refer to required clauses, warranties or miscellaneous rule provisions related to use of the specific publication and have the following meanings:

a. Clauses and Warranties

- /1/ Protective Safeguards Endorsement, Symbol P1 (Automatic Sprinkler Clause-Non-Supervisory).
- /2/ Protective Safeguards Endorsement, Symbol P1 (Automatic Sprinkler Clause-Supervisory).
Note: This symbol is no longer used by WSRB. However, it may still appear on some older publications
- /4/ Protective Safeguards Endorsement, Symbol P3 (Watchman Service Clause).
- /5/ Protective Safeguards Endorsement, Symbol P3 (Watchman Service Clause-Central Station).
- /7/ Protective Safeguards Endorsement, Symbol P2 (Automatic Fire Alarm Clause-Central Station).
- /8/ Protective Safeguards Endorsement, Symbol P2 (Automatic Fire Alarm Clause).
- /15/ 80% Coinsurance Clause.
- /16/ 90% Coinsurance Clause.
- /17/ 100% Coinsurance Clause.
- /19/ Manual Fire Alarm Service Protective Safeguards Endorsement, Symbol P9.

/21/ Foam Exclusion required, use Protective Safeguards Endorsement, Symbol P9. The following language must be added to the description of P9:

"FOAM EXCLUSION - We will not pay for loss or damage to foam solutions or other fire extinguishing materials lost, expended or destroyed in fighting fire or for any other expense incident to fighting fire."

b. Miscellaneous

/25/ Flat loss cost.

/26/ A specific amount on each required.

/27/ Apply to WSRB for loss costs other than indicated.

/28/ For rules applicable to Oil and Gasoline Distributing Stations (Wholesale) see Oil Distributing Stations Class Rates, Rule 84., Division Five, Commercial Lines Manual.

/35/ Apply Habitational Class Rates, Rule 85., Division Five, Commercial Lines Manual.

/40/ Contents rate applies to stock of grain consisting only of barley, corn, malt, oats, rye or wheat.

Rating Classifications (Schedule)

The following numerical designations displayed with specific publications identify the rating classification of the property. They are shown as "Schedule" in Sample publication.

a. General Basic Schedule, including Washington Supplements

- 01 General Classification Risks not otherwise specifically provided below.
- 02 Light Non-manufacturing Occupancies
- 03 Amusement, Recreation and Fair Property
- 04 Churches and Chapels
- 05 Educational Institutions
- 06 Hospitals, Nursing Homes and Probationary Homes
- 09 Laundries and Dry Cleaning Plants
- 10 Milk Risks
- 11 Grain Elevators, Tanks, and Warehouses, Seed Cleaning and Sorting Buildings and Seed Warehouses
- 15 Feed, Flour, Cereal, Grist and Alfalfa Mills
- 16 Canning, Pickling and Preserving Factories, Fish Cold Storage Plants, Fish Salteries, Fruit Juice Factories, Meat Canning and Sausage Factories, Onion and (or) Potato Warehouses
- 17 Meat Packing and Slaughter Houses

- 18 Green Fruit (Common and (or) Cold Storage) Plants
 - 19 Beet Sugar Refineries
 - 21 Chemical Works

 - 23 Metalworking Risks
 - 26 Medium Woodworking Risks (Note: Light Woodworking Risks classified as 01)
 - 27 Heavy Woodworking Risks
 - 31 Retail Lumberyards and Wood Fuel Yards
 - 32 Lumberyards (Mill and Wholesale)
 - 75 Habitational
- b. Petroleum Properties and Miscellaneous Tanks
- 41 Petroleum Properties
 - 42 Tanks and Liquid Contents (Analytic System)
 - 43 Oil and Gasoline Distributing Stations (Wholesale) See Division Five, Commercial Lines Manual
 - 44 Petrochemical Plants
- c. Public Service Properties
- 51 Coal, Water and Oil Gas Plants
 - 52 Electric Generating Stations
 - 54 Natural Gas Pumping Station Properties
- d. Miscellaneous Schedules
- 72 Dwelling
 - 73 Division Four Farm, Commercial Lines Manual
 - 75 Habitational Class Loss Costs, as defined in Rule 85, Division Five, Commercial Lines Manual (may be specifically rated, if sprinklered, as provided in item 2.a.)
 - 76 General Class Loss Costs as defined in Rule 85., Division Five, Commercial Lines Manual
 - 77 Special Class Loss Costs, as defined in Rule 85., Division Five, Commercial Lines Manual