



CONTRACTORS POLLUTION LIABILITY COVERAGE

BUILT FOR CONSTRUCTION AND CONTRACTING BUSINESSES

Whether sudden and accidental or occurring gradually, the release of a pollutant can cause serious damage not only to the environment and community, but also to your project, reputation and bottom line.

That's why Northbridge Insurance offers a pollution liability policy designed specifically for construction, contracting and trade businesses of all sizes.

Our coverage goes above and beyond standard Commercial General Liability (CGL) and Property policies, which usually exclude coverage for any environmental damage, and can help protect you from costly expenses. It also meets new Canadian Construction Documents Committee (CCDC) coverage requirements for general contracting businesses.

And with emergency response reimbursement and access to qualified experts in case of an incident, we're here to help support you when quick and decisive action is needed to minimize environmental damage.

Who should consider this coverage?

- Carpenters
- Communication contractors
- Driveway and sidewalk contractors
- Drywallers and painters
- Electrical contractors
- Excavation and land grading contractors
- Exterior contractors
(window, door, awning and siding)
- Fence and decking contractors
- General contractors
- Infrastructure contractors
- Iron and steel contractors
- Landscaping contractors
- Masonry and stone contractors
- Mechanical contractors
- Plumbing contractors
- Project construction contractors
- Septic tank contractors
- Water, sewer and pipeline contractors

Questions to ask yourself

- Do you regularly work with paints, oils or solvents on projects?
- Do you store fuel, raw chemicals or other flammable materials on job sites?
- Does your work ever potentially impact underground or above-ground storage tanks holding potential pollutants?

COVERAGE HIGHLIGHTS*

We've built our policy to cover costs you're obligated to pay because of an environmental impairment that emanates from your job site and property onto a neighbouring property.

COVERAGE/FEATURE	EXPLANATION
Emergency Response Costs	Covers costs you incur to initiate an emergency clean-up in a timely manner to prevent future damage.
Clean-up Costs	Covers costs you incur to clean-up a spill to the extent of meeting the environmental standards in the jurisdiction.
Damages for Bodily Injury or Property Damage	Covers compensatory damages you're legally obligated to pay as result of a judgment, award or settlement due to an environmental impairment.
Claims Expenses	Covers claims expenses, such as defence costs and other supplementary payments, under your limit of liability.**
Illicit Abandonment	Covers damages related to Illegal or unauthorized dumping of pollutants on your property or a non-owned job site.
Flexible Policy Options	Limits of \$5 million to cover most contracts, with higher limits and a variety of deductible options available.

*Coverage available for Canadian domiciled policies only

**Except for the Province of Quebec, in which these expenses are in addition to the limit of liability.

TRANSPORTATION POLLUTION LIABILITY

Environmental impairment isn't just restricted to your property or worksite. Whenever supplies, equipment or waste is moved, there's the potential for pollution to be released into the environment.

Available as an optional coverage with our Contractors Pollution Liability policies, Transportation Pollution Liability provides protection for pollution emanating from products or materials during their loading or unloading while being transported, shipped, or delivered by you or on your behalf. It kicks in whenever these activities aren't covered by your primary automobile, marine, aviation or railroad protective liability policy.

Who should consider this coverage?

- Businesses moving equipment or supplies between locations
- Businesses transporting equipment or waste
- Business contracting others for equipment or waste removal

WHY CHOOSE NORTHBRIDGE INSURANCE?

- Flexible coverage for both owned and leased locations
- **Policy meets Canadian Construction Documents Committee (CCDC) coverage requirements**
- One-stop service for all your business, automobile, environmental and umbrella insurance needs
- Part of Northbridge Financial Corporation, a Fairfax company rated A by A.M. Best, A- by Standard & Poor's and A3 by Moody's
- 24/7 claims support from commercial specialists who understand pollution and have relationships with environmental remediation experts that can support you in the event of an incident

MORE THAN JUST A POLICY

We've built Risk Management Assist*** into all our pollution policies. It provides added peace of mind by providing you unlimited telephone access to our team of Risk Services specialists, who can answer questions and provide guidance on a variety of loss prevention topics including contractors liability.

CLAIMS EXAMPLES

Work Involving a Tank | \$300,000

A contractor was hired to do some work at a job site and they brought chemicals stored in a large mobile tank onto the job site. The contractor accidentally damaged the tank, which caused the contents to spill and seep into the soil and beneath the job site's driveway. The clean-up required removal of the driveway and remediation of the contaminated soil below at a total cost \$300,000. The policy contained an exclusion for pollution clean-up, so there was no coverage under its Commercial General Liability. The clean-up and property damage was covered under the business' Contractors Pollution Liability policy with the exception of a \$5,000 deductible.

Mould Clean-Up | \$350,000

A general contractor was hired for a commercial building renovation project. After the course of construction was completed and accepted, it was discovered that a water pipe within a wall had been accidentally nicked, creating a slow leak that continued for several weeks undiscovered and resulted in a significant amount of mould developing. The clean-up costs, which totaled in excess of \$350,000, were not covered under the contractor's Commercial General Liability policy. The business did not have any supplementary environmental impairment liability protection, so it was responsible for covering the full clean-up costs.

Waste In-Transit Spill | \$3 Million

A company was hired to remove debris from a construction site, including several old drums containing chemical waste. While unloading the drums at their premises, several of the drums were dropped, causing the chemicals to seep into the soil and contaminate their groundwater. A specialist had to be called in to help with soil and groundwater remediation. All costs totaled over \$3,000,000. The automobile third-party liability and Commercial General Liability insurers denied coverage as the damage was to the business' premises and not to a third party. The small limit offered by the property policy for pollution clean-up was also not covered because the cause of loss (spill) was excluded. The company was responsible for covering all expenses out-of-pocket.

ABOUT US

Northbridge Insurance is a leading Canadian commercial insurer. Working closely with our broker partners and leveraging our in-depth industry expertise, we help businesses operate more safely so they can worry less about their risks and focus on opportunities.

Learn more at www.northbridgeinsurance.ca.