IIABCal Commercial Property Earthquake Insurance
Frequently Asked Questions

1. Who is the current insurance company?
Evanston Insurance Company (A.M. Best rated A Excellent) CRC Group remains as the program manager for more than 30 years!

2. Has there been any recent change to the program and application?
The rates have been decreased and the County Modifiers revised. The limits have been increased to $5,000,000 in all Zones (limits greater than $3,000,000 in Alameda, San Mateo & San Francisco Counties are on a submit-basis). The limits now apply per location/per policy (in lieu of per Named Insured). There is now a fillable application online for your convenience.

3. Is the Program available in all areas of California?
Yes….all counties are open!

4. Should I include an inspection fee in my agency trust check?
An inspection fee is required for new business or if there is not a current inspection report on file (within 5 years of the expiration date). And remember, the 3.20% Surplus Lines Tax & Fee applies to the Gross Premium + the Inspection Fee (but not the Policy Fee).

5. Do you really inspect the property?
Yes! Evanston Insurance Company has an agreement with Western Inspections, who inspects every property. We send a request for the inspection when the policy is issued. If discrepancies arise, we are notified and contact you regarding the policy changes.

6. Will you accept faxed or E-mailed copies of checks and applications to bind coverage?
Your agency trust check for the net premium must be received in our office prior to binding coverage. For new business, the policy will be effective on the day of receipt of the application and payment, unless a later date is requested. Renewal coverage will be bound upon receipt of the application and payment in full in our office prior to the expiration. If they are received after expiration, the policy will be issued using the same anniversary date, assuming there haven’t been any losses during the gap.
7. Are renewals automatic?
While renewals are not automatic, we do send out reminders with updated applications approximately 90 days prior to expiration.

8. My insured’s frame building was constructed in the late 40’s, but retrofitted in the mid 80’s. Is this eligible for the Program?
Retrofitted buildings may be considered on a submit basis with the proper documentation. Please contact the program administrator.

9. How will I know if my risk’s soil conditions are acceptable?
As in the past, all buildings must be on firm natural soil. Locations submitted as new business will be entered into Risk Browser, a resource provided by Markel. Should there be a discrepancy in the reported soil conditions and the information in Risk Browser, we will refer the risk to the carrier for further consideration. Insureds with Contents and BI/EE-only limits will be allowed regardless of soil conditions. For any questions, please contact the program administrator.

10. The insured’s building has one parking space under the building. It’s not subterranean, just first floor parking. How should this risk be rated?
Any first floor/ground floor, under-structure parking must be classified, be rated and meet eligibility requirements of HCB construction (i.e. - must be built 1974 or after), with the exception of building garages or stalls separated by shear walls, which will take the standard construction class rate. An attached carport is okay as long as there is no structure (besides the roof) above it. Any usable space, be it living, office, storage, etc. will cause the building to be rated as hollow concrete block.

11. The insured’s building is mixed construction. The first floor is hollow concrete block and the two stories above that are frame construction. Can we allocate the values 1/3 HCB and 2/3 frame?
The entire structure must be rated using the higher rate classification, which is HCB in this case. Any mixed construction should always be rated in the highest class that applies. Also, each section must meet the eligibility of its particular construction type.

12. Can this be financed?
Your agency can finance the premium; however, Evanston and CRC Group are not party to the finance agreement except when cancellation is requested for nonpayment. Your agency trust check for the full amount is needed prior to binding. Finance company checks are not accepted in the program.

13. Can I increase the limits mid-term?
Yes, subject to underwriter approval. The policy will be endorsed when the additional premium is received.

14. Can I insure more than one building on a policy?
Yes, provided the buildings are at the same location.
15. Can I add a building mid-term?
Yes, if the building is at the location already insured. The endorsement will be issued after receiving your agency trust check for the additional premium plus the inspection fee.

16. What is the commission?
The commission remains 10%.

17. Time is running short on this renewal. Can I simply sign the insured’s check over to you?
We can only accept your agency trust check to bind coverage.

18. Can I extend the policy to coincide with other anniversary dates?
Only annual policies are issued. We can, however, cancel / rewrite the policy in order to align anniversary dates.

19. What about coverage for miscellaneous items?
Values for retaining walls, fences, signs, swimming pools and spas should be declared separately (for replacement cost) and rated in the “All Other” construction classification category.

20. Is a wet / original signature on the application required to bind coverage?
Application signatures are no longer required.