

Coverage Considerations

This policy addresses indoor air concerns such as odors, smoke, hazardous vapors, legionella along with mold to name a few.

Here are some examples of pollution conditions that can affect indoor air quality:

- Vapors from spills at gas stations or dry cleaners can affect the indoor air quality of nearby buildings.
- Health hazards of pollutants found within building materials like asbestos or lead are well known, but others less so, such as polychlorinated biphenyls (PCBs), polyfluorinated compounds (PFAs), sulfur or formaldehyde, among others. There are examples of imported materials or even newer domestically-manufactured materials being found to contain hazardous levels of pollutants. Older buildings may have been constructed with materials that contained pollutants before a concern was known.
- Contractors working in an occupied building using materials like paints, adhesives, laminates or glues without proper ventilation or precautions can cause harmful vapors inside a building.
- Legionella is an airborne pathogen that can develop in stagnant water and be inhaled through water droplets, causing an illness similar to pneumonia. In buildings it may be found in improperly maintained cooling towers, hot tubs, ice machines, or fountains.
- Mold can develop in wet and moist areas on building materials and surfaces, whether due to improper ventilation/cooling, water infiltration from weather events, mechanical issues, improper construction, or improper selection of building materials.

Just the Facts

Coverage includes bodily injury, property damage, legal expense and building-related clean-up costs resulting from pollution releases, spills, or growth on, at, or within a building on a covered location.

Policy Benefits

- ✓ Coverage for new releases, spills or growths
- ✓ Coverage provided for both gradual and sudden and accidental events
- ✓ Coverage is triggered by the discovery of release of toxic substances, or an allegation of bodily injury or property damage by a third party
- ✓ Clean-up cost coverage for the unintentional disturbance of asbestos or lead-based paint
- ✓ Definition of Bodily Injury includes building-related illness and medical and environmental monitoring
- ✓ Toxic substances encompass solid, liquid, or gaseous irritants or contaminants, including but not limited to smoke, vapors, odors, soot, fumes, dusts, acids, alkalis, toxic chemicals, hazardous substances, allergens, asbestos, lead, arsenic, mercury, PCBs, legionella, mold, mildew, or any type or form of fungi
- ✓ Definition of toxic substances includes unlawful abandonment of toxic substances at a Covered Location

Policy Features

- ✓ Limits of Liability up to \$1 million
- ✓ Policy term of one (1) year
- ✓ Minimum premiums starting at \$1,200
- ✓ Covers locations in the U.S.

In addition to the extensive coverage provided by the CondoPak program, New Empire is offering the opportunity to enhance coverage for Indoor Air Quality (IAQ) and mold-related conditions.

Consider this...

CLAIMS SCENARIOS



A water leak goes unnoticed in one of the condominium units, leading to excessive moisture and mold growth. The mold spreads to adjacent units, causing health issues for residents and necessitating remediation efforts. The condominium files an environmental insurance claim to cover the costs of mold assessment, removal, and restoration of affected units. This may include hiring mold remediation specialists, conducting air quality testing, removing affected materials, and restoring the affected units to a safe and habitable condition.



A condominium complex uses a storage room to house cleaning chemicals. Due to improper handling or a storage mishap, a significant chemical spill occurs. Accidental spills or improper storage practices result in the release of toxic substances into the air. The condominium files an environmental insurance claim to cover the costs to clean up the affected area, which may include hiring specialized cleanup crews, disposal of contaminated materials, and decontamination procedures. Additionally, the insurance claim may cover the defense of resultant legal actions if any third parties are affected or file lawsuits due to the chemical spill.



The ventilation system in the condominium complex fails, leading to inadequate air exchange, poor air quality, or an accumulation of harmful pollutants. This can result from mechanical failures, lack of maintenance, or improper design. The condominium files an environmental insurance claim to cover the costs associated with the defense of resultant legal actions. This may involve hiring legal representation, conducting investigations into the cause of the ventilation system malfunction, repairing, or replacing the system, and ensuring proper ventilation and air quality control measures are in place to prevent future issues.



In a local condominium complex, a serious health hazard emerged when lead contamination was discovered in the drinking water supply. The building's aging plumbing system, which used lead pipes and fixtures, had been gradually leaching lead into the water, exposing the residents to potential health risk. As a result of this lead contamination, several residents experienced bodily injuries and health issues.

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