

# Frequently Asked Questions

## Water Defence Coverage for Tenants & Condo Owners



### *What is Overland Water Coverage?*

Our Overland Water Coverage – Form 3115C and 3115T provides protection to the risk from water that accumulates on land which is **usually dry**, resulting from:

- Unusual and rapid accumulation or runoff of water or natural precipitation, not caused by escape from a “domestic water container” or “water main” (e.g. heavy rainfall).
- The rising of, breaking out or the overflow of any body of water or watercourse, whether natural or man-made (e.g. riverine flooding). This includes brackish water which is a combination of fresh and salt water.

As well, the Overland Water Coverage – Form 3115C and 3115T provides cover for sewer backup damage resulting from overland water where there is evidence that the overland water has entered the building.

### *Is Overland Water Coverage available on all risk types?*

Currently, Overland Water Coverage is only available on Broad & Special Homeowners, Broad & Special Condominiums, Rented and Seasonal Condominiums and Broad & Special Tenants risks.

### *Can I add this coverage to a risk mid-term?*

Yes, but only for the policy with a renewal effective date or new business effective date of June 1st, 2018 or later.

### *Will Wawanesa accept requests to add on mass to a broker's portfolio?*

No, the premiums for Overland Water Coverage vary greatly based on territory and amount of insurance. It is important to review each request separately.

### *How much coverage is being provided for loss or damage attributed to Overland Water?*

Depending on the risk's eligibility, Overland Water Coverage will be available for Policy Limits only.

- If the risk location is eligible, for Condominiums, full amount of Coverage C and Coverage D, Condominium Additional Coverage, Condominium Loss Assessment, Condominium Unit Improvements and Deductible Assessments are provided and they will be shown on the declaration page.
- If the risk location is eligible, for tenants, full amount of Coverage C and Coverage D is provided.

## PRICING

### *Are discounts available on the Water Defence Coverage?*

The Overland Water component of the Water Defence Coverage is not eligible for discounts.

Depending on the region, Limited Sewer Backup coverage may be eligible for discounts, including Preventative Measures and the Deductible discount. Please refer to the broker manual for further details.

### *Is the premium affected by the unit floor location?*

Yes, the premium may be affected based upon the unit's floor location.

## COVERAGE

### *What can we do to manage the premiums?*

For Overland Coverage, we are currently not offering discounts. However, for Limited Sewer Back up Coverage certain territories will be able to select a reduced coverage amount. Policyholders can also increase their policy deductible or install preventative measures to reduce their premiums.

### *Is seepage or ground water covered?*

No, ground water is not a covered peril.

No, seepage is not a covered peril, however, we will provide coverage from loss or damage caused directly or indirectly by the sudden and accidental entrance of water through foundations, basement walls or basement floors, only if it is caused by an overland water event.

### *Coverage D – Loss of Use – how does this work with Overland Water Coverage?*

If the policyholder is purchasing Overland Water Coverage, when there is an insured loss under this form, the policyholder will have the Coverage D limit available for alternate living expenses providing their home be uninhabitable due to the loss. Additionally, if there are restrictions by an authority from returning to their property due to an overland water event (prohibited access) they will be provided with coverage for up to two weeks.

# Frequently Asked Questions

Water Defence Coverage for Tenants & Condo Owners *(continued)*



**Wawanesa**  
Insurance

## LIMITED SEWER BACKUP

### How does the \$1,000 for preventative measures work?

After an insured sewer backup loss, we will provide \$1,000 towards the installation of a mainline backwater valve; it is the best time to install before we start repairing the damage.

### Why is it only backwater valves that are eligible for \$1,000?

Sump pumps fail on a regular basis due to burnt out motors, power outages, or dead batteries. A properly installed backwater valve provides the best protection.

## CLAIMS

### What's covered, what's not covered?

Events	Limited Sewer Backup Form 3114A	Overland Water Coverage Form 3115C	Overland Water Coverage Form 3115T
Water or sewage in dwelling due to a backup from sewer, septic or sump (no unusual rain or snow melt)	✓	✗	✗
Back up from a sewer, septic or sump and where there is evidence of overland water in dwelling (heavy rain)	✗	✓	✓
River or other body of water overflows and enters through windows and doors	✗	✓	✓
Overland water enters dwelling through windows and doors due to severe rainstorm	✗	✓	✓
Sewer backs up due to severe rainstorm, but no evidence of overland water entering the dwelling	✓	✗	✗
Rising of the water table or ground water enters through cracks in the basement wall	✗	✗	✗
Coastal flooding including storm surges or tsunamis	✗	✗	✗
Intentional dam breaks	✗	✗	✗

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**Wawanesa**  
Insurance

*The following examples are for illustration purposes only. All claims are unique and the differing circumstances can change whether or not coverage exists or how it is applied.*

## **Claim Example #1**

Heavy rains (200+ mm) pour down and leave a pool of water on the front lawn of a risk. Water doesn't normally accumulate here. The water is so high, it fills the window wells and subsequently finds its way into the basement. At the same time, a sewer backup occurs.

### **COVERED?**

**YES**, under the **Overland Water Coverage Form 3115T and 3115C**.

## **Claim Example #2**

Heavy rains (200+ mm) pour down and leave a pool of water on the front lawn of a risk. Water doesn't normally accumulate here. The water is so high, it fills the window wells but does not find its way into the basement. At the same time, a sewer backup occurs.

### **COVERED?**

**YES**, coverage would apply under the **Limited Sewer Backup Coverage – Form 3114A**.

## **Claim Example #3**

A river overflows. The risk has a sewer backup loss and surface waters have found their way into the building.

### **COVERED?**

**YES**, under the **Overland Water Coverage Form 3115T and 3115C**.

## **Claim Example #4**

The water table is rising and ground water enters through cracks in the basement wall.

### **COVERED?**

**NO**, "Ground Water" is excluded under the base policy AND under the **Overland Water Coverage – 3115C and 3115T**.

## **Claim Example #5**

The water table is rising and ground water enters through cracks in the basement wall. The sump pump fails and there is a sewer backup.

### **COVERED?**

**YES**, but only for the sewer backup damage and subject to the limits insured under **Limited Sewer Backup Coverage – Form 3114A**. "Ground Water" is not part of the overland water definition and is excluded under the **Overland Water Coverage – 3115C and 3115T**.

## **Claim Example #6**

Water enters the building due to sudden pooling and ponding from rapid snow melt or rainstorm.

### **COVERED?**

**YES**, under the **Overland Water Coverage Form 3115T and 3115C**.

## **Claim Example #7**

Water enters a building due to the accidental bursting of a dam, dike or levee.

### **COVERED?**

**YES**, under the **Overland Water Coverage Form 3115T and 3115C**.

## **Claim Example #8**

All condominium owners are assessed a portion of the deductible to cover damages to their collective areas.

### **COVERED?**

**YES**, under the **Overland Water Coverage Form 3115C**; the Condominium Deductible Assessment coverage applies to the loss when the coverage is purchased.

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**Wawanesa**  
Insurance

*If an insured does not purchase Overland Water Coverage and an event happens which causes both sewer backup and an overland water loss, how will coverage be determined?*

The new Overland Water Coverage and Limited Sewer Backup Coverage work in conjunction with one another. There is a dividing line that when overland water enters the dwelling, the only coverage provided would be Overland Water Coverage Form 3115T and 3115C.

*When there is water coming through the foundation of a basement will there be coverage under Overland Water Coverage?*

No, not necessarily. Overland Water Coverage provides for water entering through the basement walls when there is an overland water event and the water that came in was sudden and accidental. We are not intending to cover seepage.

*Do I require Overland Water Coverage if the unit is located on the second floor or higher?*

If the Condo Corporation agrees to assess the condominium deductible against all unit owners due to an Overland Water event, then the policyholder would need to have Overland Water and Condominium Deductible Assessment Coverage as an insured peril.

## SALES AND NOTIFICATION

*How are policyholders going to be notified about this change?*

Wawanesa recognizes the importance of notifying your customers of this change. We have created an insert with the policyholder's renewal introducing the change.

*What additional tools will Wawanesa provide to assist with this change?*

We will be providing renewal lists for each brokerage which will indicate whether a risk is eligible for Overland Water Coverage and the premium for Policy Limit.

*How do we quote Overland Water Coverage?*

The premium for Overland Water Coverage is based on the full postal code of the insured risk and the amount of Coverage C on the risk. Due to the sheer volume of individual postal codes in a province, we are unable to publish the territories and rates in our broker manual. Instead, you will be able to quote Overland Water Coverage using our Policy Transaction Engine (PTE) and through your quoting tools (Applied Rating Services, PowerQuote, Intelliquote). Eventually BluePass will have this functionality. We have also created a calculator tool which is available on our Broker Portal for quick quotes.