

Explanatory Memorandum

The TWIA Dwelling and Commercial policies are revised to add metal screen enclosures to the list of items shown in the “PROPERTY NOT COVERED” section of the policies. These items will only be covered if they are specifically listed on the Declarations page of the policy with a separate amount of insurance. In order to be a “separately listed item”, the item must meet the Windstorm Building Code Standards with a WPI-8, if constructed on or after January 1, 1988, or be shown as a contents item of a structure that meets the Windstorm Building Code Standards.

Treating metal screen enclosures in this manner, preserves TWIA insurance coverage for the structures that have a Certificate of Compliance (WPI-8) and also have an enclosure attached.

Approval of the policy change to the Dwelling and Commercial TWIA policies benefits, insureds, agents, and TWIA.

- Policyholders - The insured’s coverage on the dwelling or business structure is not disqualified because an uncertified or un-certifiable screen enclosure is attached to the structure. The insured can secure coverage for the screen enclosure if a WPI-8 is secured for it. Insureds have clear policy language explaining whether coverage is provided for their screen enclosure.
- Agents – Reduces potential E&O exposure stemming from the disqualification of coverage caused by having an uncertified or un-certifiable screen enclosure attached to the structure without the client having a complete understanding of the effect on coverage.
- TWIA – Claims decisions are easier to handle as a clearer boundary is established regarding attachment of screen enclosures, whether or not there is coverage for them and the effect the enclosures have on the structure they are attached to, if any.