

# Environmental Insurance



Healthcare organizations' daily operations contain typical environmental exposures, including the handling of hazardous chemicals, facility management, expansion or renovations as well as waste-disposal practices which if left uninsured, can be costly and affect profitability.

### Healthcare Industry Environmental Risk Exposures

The healthcare industry can be exposed to claims for bodily injury, property damage and cleanup costs due to various environmental exposures, including:

- Storage or mishandling of chemicals and building materials, which may lead to accidental spills or leaks;
- Third party exposure to indoor air quality issues such as mold or legionella pneumophila;
- Unknown historical use of the facility;
- Pollution conditions discovered during a renovation or expansion project at the facility;
- Aboveground or underground storage tanks;
- Transportation and disposal of infectious, pathological and other waste.

### A Tailored Healthcare Insurance Solution

Commercial Pollution Legal Liability offered through Chartis is an insurance solution geared specifically to the unique environmental pollution risks faced by the healthcare industry. Backed by a powerful complement of value-added programs and highly experienced claims professionals, Commercial Pollution Legal Liability delivers industry-leading coverage to address the exposures faced by today's hospitals and healthcare facilities.

Protection afforded under the Commercial Pollution Legal Liability policy includes coverage for claims resulting from pollution conditions relating to premises owned, leased or occupied by the named insured at the inception date, non-owned disposal sites used by the named insured, pollution conditions arising from transportation and contracting operations conducted away from the insured's premises.

Specific coverage advantages include:

- Blanket coverage for real property owned, leased, rented or occupied by the named insured at the inception date – no scheduling required
- Blanket coverage for non-owned disposal sites
- Indoor air quality exposures including microbial matter (mold) and legionella pneumophila – both are specially included in the definition of pollution conditions
- Emergency response costs are covered in the absence of a claim or written demand
- Optional financial assurance coverage for storage tanks is available

The world of environmental risk is consistently changing. Risks of today will not necessarily be the risks of tomorrow. Commercial Pollution Legal Liability is designed to help reduce the uncertainty of the unknown and unexpected.

### Indoor Air Quality Event

Over a one month period, seven patients at a U.S. hospital were diagnosed with Legionnaire's disease. Two of the patients subsequently died following the diagnosis. The hospital, in conjunction with the state's medical board, launched an investigation and confirmed Legionella bacteria in the hospital's water system.

Commercial Pollution Legal Liability may provide coverage for third party bodily injury claims as well as clean-up cost coverage arising from legionella pneumophila. This policy provides Chartis' healthcare clients the coverage and claims experience they need to address indoor air quality exposures.

# Environmental Insurance Healthcare Industry

## Continued

### Knowledge and Experience

For nearly three decades, Chartis has been the leader in the environmental insurance market, developing products geared toward the unique risks and exposures faced by different industry types. The Commercial Pollution Legal Liability policy was designed with benefits specifically catered to the healthcare industry. Additionally, Chartis delivers value added advantages to all our insured's that go beyond the industry norms including:

- > **Largest Claims Team in the Environmental Insurance Industry:** Having 80+ environmental claims professionals with relevant backgrounds means our insured's claims are handled with an unmatched level of understanding and experience.

### Pollution Discovered during a Capital Improvement

During the construction of the foundation to support the expansion of a community hospital, petroleum hydrocarbons were discovered in the soil. Subsequent sampling and testing determined the contamination was due to an unknown underground storage tank used from a previous operation.

Discovery of the contaminated soil brought the construction project to a standstill while the soil

and groundwater were sampled and the contaminated soil was excavated and disposed of at an off-site disposal site.

Commercial Pollution Legal Liability may provide clean-up cost coverage for unknown pollution conditions discovered during a capital improvement at a facility which is essential in managing overall development costs.

*“The healthcare industry’s environmental risks are embedded in their everyday operations, thus providing an increased likelihood for exposures to take place. Chartis has responded to these risks with a tailored risk management solution specifically crafted so that our clients are assured and can focus on their business operations.”*

— Russell M. Johnston, President and CEO, Chartis U.S., Environmental

- > **Local, experienced underwriting staff located in 13 regional offices across the US and Canada.**
- > **PIER (Pollution Incident and Environmental Response):** Access to a 24-hour emergency response, nationwide network of contractors and specialists at pre-negotiated rates to handle every aspect of a pollution incident.
- > **SCAN<sup>SM</sup> (Specialty Claims Assistance Network):** Provides access to a rapid response to matters involving water and mold damage and helps develop Scopes of Work for mold remediation, strategies for loss control and mitigation, and selection of outside technical experts.
- > **RiskTool System:** Library of risk management tools, including Material Safety Data Sheet documents, training materials and OSHA compliance tools.
- > **Environmental Portal:** An online real estate portfolio tracking tool that allows risk managers and brokers to easily access environmental insurance policy information and make requests for environmental coverage to keep pace with the portfolio's insurance needs.

## Start Proactively Managing Your Environmental Risks

Contact us  
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Chartis is a world leading property-casualty and general insurance organization serving more than 40 million customers through one of the industry's most extensive on-the-ground global networks. With a 90-year history, more than 500 products and services, deep claims expertise and excellent financial strength, Chartis enables its commercial and personal insurance customers alike to manage virtually any risk with confidence.

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