

Risk Engineering Report



Prepared for:

N.V. VERZEKERINGSBEDRIJF GROOT AMSTERDAM (VGA)

Site Name: Stadsschouwburg

Date of Survey: June 10, 2022

Report Date: June 10, 2022

Survey Type: Property All Risk - Initial

TIV (EUR): 102,977,650

Site Address: Leidseplein 26, AMSTERDAM, 1017 PT, Netherlands

Latitude: 52.365051

Longitude: 4.884429

RFS ID: RFS-92560

SIC Code: 7922-01-Theatrical Producers and Miscellaneous Theatrical Services

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Support Services

Client Resources:

We maintain a library of over 300 documents, forms and other resources created specifically for client use:

- Hot work permits
- Impairment tags
- “Insights”, a collection of risk related topics
- Tip Sheets, lists to use in preparing for extreme weather events

Ask your local risk engineer for access or email requests to

globalproperty.impairment@aig.com.

Impairment Hotline:

To report sprinkler system, fire pump, water supply or other fire protection outages at insured facilities:

Call us at +1 877-705-7287 or +1 817-490-3255 or

Email us at globalproperty.impairment@aig.com

Purpose of Visit

This facility was visited to undertake a risk assessment of the fire and associated perils for insurance purposes. The purpose of the assessment was to assist in the identification and mitigation of hazards and exposures that could lead to the loss or damage to assets or business interruption.

Site Loss History

No information available at this point in time, check with VGA for further and relevant information.

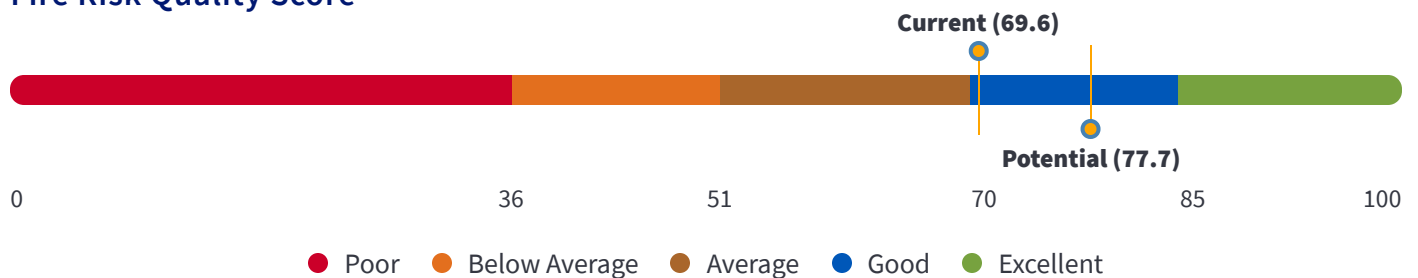
New Projects, Significant Changes and Observations

It is important to involve your insurer in new projects, such as refitting, refurbishment, extension work, new builds or relocating to a new site. Failure to do so could result in using non-approved construction materials (even though they meet local Building Codes and Fire Regulations) or inadequately protected facilities which could lead to expensive retrospective additions or rework. The Loss Prevention Engineering team at AIG can assist you with this by providing you with engineering support both before and during your project. Please contact us before you commence your project to ensure that we can arrange a consultation with one of our engineers.

Risk Summary

Open RI by Classification	0	Open RI by Age	0	Open RI by Type	0
Critical	0	New	0		
Important	0	Outstanding	0		
Advisory	0	Completed RI	0		

Fire Risk Quality Score



Ratings

	Current rating	Potential rating
Hazards	Slight	No Deficiencies
Water Supply	Good	Good
Protection	Adequate	Adequate
Management Programs	Nearly Adequate	Good
Supervision	Adequate	Good
Exposures	Moderate	Moderate

Occupancy & Process Overview

The International Theater Amsterdam (ITA in short) is located at the Leidseplein Nr. 26 in Amsterdam and houses a bistro restaurant, furthermore it has different rooms and theaters including the large room and the Rabo theater room. Their are also offices located at the Marnixstraat 421, 427 en 429. It is currently unclear which parts of the complex is included in the insurance policy and what is excluded. This is an area that needs further clarification.

Occupancy Details

Building	SIC Code	Description	Operating Days/yr	Operating Hrs/Day	Other Tenants
Stadsschouwburg	792201	Theatrical Producers and Miscellaneous Theatrical Services	365	24	Yes

Construction

Category	Current Rating	Potential Rating	RI's
Construction	ISO 3 / Class B Non-combustible (Light noncombustible with noncombustible metal deck roof)	ISO 3 / Class B Non-combustible (Light noncombustible with noncombustible metal deck roof)	0

Building	Year Built	# Stories	Height (m.)	Total Area (sq. m.)
Stadsschouwburg	1894	7	20	10,221

Area (1,000 sq. m.)

Building	ISO1/D	ISO2/C	ISO3/C	ISO3/B	ISO4/C	ISO4/B	ISO5/A	ISO6/AA
Stadsschouwburg		2.5 (24.46%)	--	3.0 (29.35%)	3.0 (29.35%)	--	1.7 (16.84%)	--
Total	0.0 (0.00%)	2.5 (24.46%)	0.0 (0.00%)	3.0 (29.35%)	3.0 (29.35%)	0.0 (0.00%)	1.7 (16.84%)	0.0 (0.00%)

Definitions: ISO1=wood frame walls roof, ISO2=masonry walls wood roof, ISO3=light non-combustible walls roof, ISO3 (CMD)=ISO3 with combustible metal deck, ISO4=non-combustible metal deck and masonry walls, ISO4 (CMD)=ISO4 with combustible metal deck, ISO5=modified fire resistive walls roof, ISO6=fire resistive walls roof.

Water Supply & Fire Pumps

Category	Current Rating	Potential Rating	RI's
Water Supply	Good	Good	0

Fire Pumps

Name	Suction source	Driver	Shaft	Start Method
Pump #1	Pond, River or other static source	Electrical Motor	Vertical Shaft	Auto

Driver approval	Approval listing	Controller approval	Pressure Churn (bar)	Pressure Rated (bar)	Flow Rated (Lpm)	Flow Max (Lpm)	Pressure @ max flow (bar)	Rated speed (rpm)	Pressure tank
UNKNOWN	UNKNOWN	UNKNOWN	1.00	1.00	1.00	1.00	1.00	1.00	No

Protection

Category	Current Rating	Potential Rating	RI's
Sprinklers	Adequate	Adequate	0
Fire Extinguishing Equipment	Excellent	Excellent	0
Public Fire Department	Excellent	Excellent	0

Sprinklers

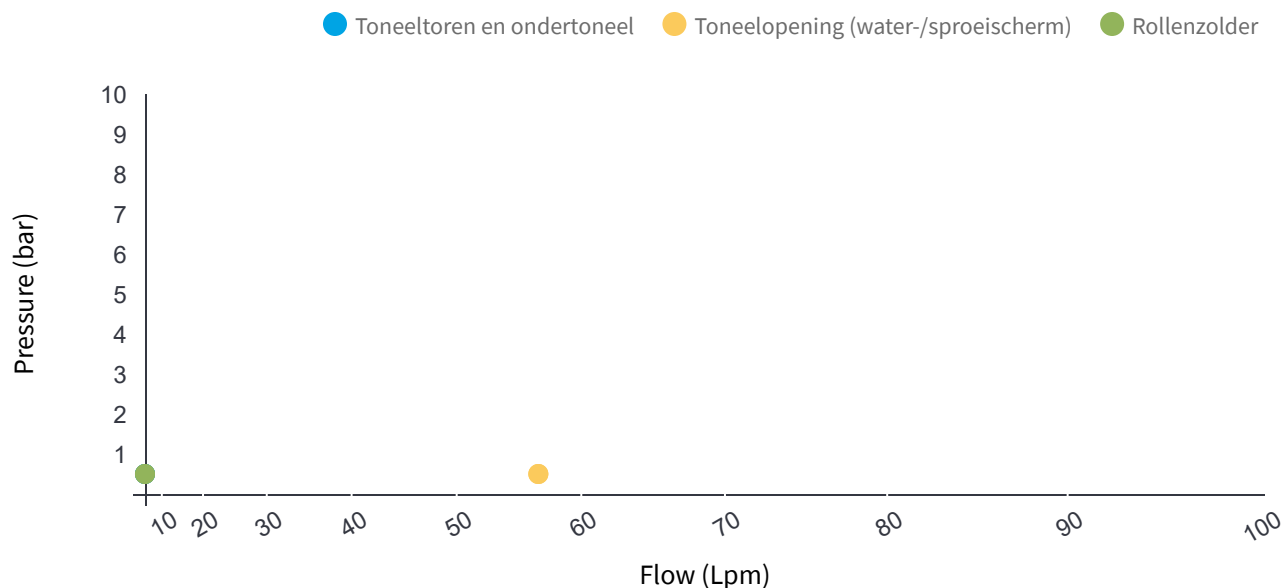
Building	AS (%)	ASA (%)	ASN (%)	Fire Detection (%)
Stadsschouwburg	27.00	27.00	0.00	100.00
Total	27.00	27.00	0.00	100.00

Definitions: AS (%) =sprinklers provided, ASA (%) =adequate sprinklers provided, ASN (%) =sprinklers improvements needed, Detection=Smoke or other Fire Detection excluding sprinkler waterflow

Area protected	System	Existing Design	Required Design	Adjusted BOR (bar)	Existing Flow (Lpm)	Hose (Lpm)	Adequacy
Toneeltoren en ondertoneel	Wet	HC-2 (8 mm/min) over 230 m2 Spray quick response (upright)	FM 3-26	0.50		0.00	Adequate
Toneelopening (water-/sproeischermer)	Deluge	NFPA13	NFPA13	0.50	56.80	0.00	Adequate
Rollenzolder	Wet	8,1 mm/min - 139 m2	OH2	0.50		0.00	Adequate

Definitions: Adequate = 100% of required sprinkler design hose. Nearly Adequate = 90% of required sprinkler design and no hose. Inadequate = less than 90% of required sprinkler design and no hose. Duration requirements must be met or rating is inadequate. For ESFR nearly adequate is defined as full sprinkler design with NO HOSE.

Combined Water Supply and Sprinkler Demand Graph



Fire Extinguishing Equipment

Water Supply & Inspection

Frequency

- Exceeds NFPA requirements

FEA/Hose Reel Details

- Equipment is properly maintained
- Inspections are properly documented with records maintained and readily available
- Plant personnel properly trained

Recommendations

None

Public Fire Department

Fire Department Type

- Full Time

Fire Department Features

- Fully trained and funded (adequate for the risk if special hazards exist)
- Fully equipped with required modern pumping appliances, ladders, aerial equipment, BA equipment
- Equipment regularly tested and maintained
- Full time emergency communications center to dispatch FD
- Closest FD participates w/ other local full-time FD's w/in a "mutual aide" concept
- Response time is less than 20 minutes

Fire Department Distances (kilometers)

Station #1

Station #2

1.40

3.80

Comments

Fire Station Hendrik, Marnixstraat 170, 1016 TG Amsterdam is at 1.4 km distance with an estimated arrival time of 6 minutes to ITA.

Fire Station Pieter, Poeldijkstraat 1020, 1059 VM Amsterdam is at 3.8 km distance with an estimated arrival time of 15 minutes to ITA

Supervision

Category	Current Rating	Potential Rating	RI's
Automatic Fire Detection	Good	Excellent	0
Security	Adequate	Good	0

Automatic Fire Detection

Signaling Systems Proprietary	Monitored Line Yes	Fire Protection Alarm - Water flow - Pump Running - Smoke Detection - Pull Boxes - Pump Trouble - Pump Power	Valve Locked Partially
Fire Detection Coverage (Including Sprinklers) 100%	Smoke Detection Monitored Yes	Other Alarms Yes	Maintenance, Testing and Inspection per NFPA 25 Satisfactory

Security

Security & Watch Service (24/7) 24/7 plant operations in all areas	Round Frequency at least every 4 hrs	Security Rounds Recorded	Coverage 100%
Security Alarms - CCTV - Door Contacts	Intrusion Alarm Monitoring Constantly attended location	Site Fencing and Barriers None	Burglar and Theft Exposure Yes
Vandalism / Malicious Mischief Exposure Yes	Sabotage and Terrorism Exposure Yes		

Management Programs

Category	Current Rating	Potential Rating	RI's
Emergency Organization & Planning	Excellent	Excellent	0
Self-Inspection Program	Adequate	Good	0
Impairment Procedures	Adequate	Good	0
Contractor Management	Adequate	Good	0
Hot Work Permit	Adequate	Good	0
Smoking	Adequate	Good	0
Housekeeping	Adequate	Good	0
Planned Preventative Maintenance	Adequate	Good	0
Management Interest	Excellent	Excellent	0
Site Level Business Continuity Planning	Inadequate	Adequate	0

Emergency Organization & Planning

Written Emergency Action Plan

Precise instructions of emergency procedures, allocation of roles and responsibilities.

Drills/practices conducted periodically

Yes

Fully Updated

Yes

Self-Inspection Program

Self-Inspection Program

- Yes

Documentation

- Informal or undocumented checklists

Frequencies

- Minimum weekly or commensurate with the occupancy

Root cause & training

- Program includes items such as inspector training, root cause analysis, management of change, auditing, etc.

Risk Improvements

- None

Impairment Procedures

Written and documented procedure

- Yes

Communication

- Communicated to relevant personnel with mgmt. responsibilities assigned and ensures restoration of protection as soon as practical.

Impairment logging

- No logging, but tags maintained as records

Conforms to AIGs guidelines

- Yes

Risk Improvements

- None

Contractor Management

Contractor Training Program

- Yes

Management Program Features

- Covers ALL aspects of plant safety & operations
- Required for all contractors and sub-contractors
- Strongly supported by management with zero tolerance for misconduct

Records

- Maintained on paper logs

Risk Improvements

- Advisory

Hot Work Permit

Hot Work Program in Place

- Yes – Conforms to AIG

Communication

- Not actively communicated to personnel or less than above

Logging

- Paper logging system

Is there Hot Work Occurring

- No Hot Work Occurring

Smoking

Policy

- No smoking allowed within the premises

Appropriate Receptacles

- N/A

Inspections

- Weekly

Material Disposal

- Adequate

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other than designated
external areas only -
Rule fully observed

Risk Improvements

- Advisory

Housekeeping

Quality

- Commensurate with exposure

Inspections

- Regular inspections w/
management support; well-
documented

Risk Improvements

- Advisory

Planned Preventative Maintenance

PM Program in place

- Yes – includes critical
equipment only

PM System

- Documented, non-
computerized

Overdue Assignments

- None

PM of Critical

Components/Equipment

- Conforms to
manufacturer's
minimum
requirements

Risk Improvements

- None

Management Interest

Management Interest

- Proactive
- Supportive
- Involved in Communications
- Respond Positively to Comments/Recommendations

Field Safety and Risk Management

- Top Priority

Site Level Business Continuity Planning

Business Continuity Plan (BCP)

- No BCP or DCP in place

Exposures

Category	Current Rating	Potential Rating	RI's
Exposure	Moderate	Moderate	0

Internal Exposure

There is a bistro restaurant inside the building. Furthermore there is the Melkweg complex which shares part of the infrastructure for safe egress with ITA.

External Exposure

It is unclear which neighbouring buildings are close to the complex, see recommendations.

Yard Storage

There is occasionally garbage collection outside or next to ITA building, see pictures for more details.

Water Intrusion Exposure

Aircraft Exposure

Structural Collapse Exposure

- Liquid damage prevention plan exists
- Plan is reviewed annually
- Appropriate employees have authority to shut valves and know the importance of not turning off fire protection water until fire condition is assessed
- Control valves are identified and mapped including areas they control
- Remediation company is on retainer
- Water intrusion sensor detection system, plans or schematics for piping systems should be readily available in addition to control valve

Yes

Yes

BI Exposures

General BI

Unknown

Production Lines, Key Plant Equipment, Bottlenecks and Critical Spares

The outdoor elevator (lift) is a critical bottleneck and required for normal operations of ITA.

CBI : Key Customers Exposure

Low Exposure

Key Interdependencies

Unknown

Key EDP Equipment Exposure

EDP information goes here

Electricity Interruption Exposure

Info goes here

NATCAT Exposure Summary

	Flood	Wind	Earthquake	Hail	Collapse	Other
Zone/Exposure	<=100-year Flood Zone	35 m/s	MR Zone 0: <MMV	MRe Zone 2	Yes	Yes

Flood

Site Property Flood Zone <=100-year Flood Zone	Flood Emergency Response Plan Client has no BCP nor FERP in place	Mitigation Flood Defenses No Flood Defenses	Redundant Power/Utilities Client has limited power and utility redundancy
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Site Access Vulnerability None	Below Grade Construction 1 story level below grade construction with no or minimal contents/M&E exposure	Location of Critical Utilities Primary and/or redundant power distribution equipment situated at ground level
--	--	---

Building	Flood Zone	Flood Source	FFE (m)	100 Yr Flood Elv. (m)	500 Yr Flood Elv. (m)
Stadsschouwburg	<=100-year Flood Zone	Coastal/Surge	--	--	--

100 Yr Flood Loss Estimates

Total LE (EUR): 5,148,883

PD Loss Estimate

Building	Bldg (EUR)	M&E (EUR)	Content (EUR)	Stock (EUR)	Other (EUR)
Stadsschouwburg	3,604,218 (5.00%)	0 (5.00%)	1,544,665 (5.00%)	0 (5.00%)	0 (5.00%)
Total	3,604,218 (5.00%)	-- (--%)	1,544,665 (5.00%)	-- (--%)	-- (--%)

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Total Property Damage Loss Estimate (EUR): **5,148,883 (5.00%)**

TE Loss Estimate

Building	BI (EUR)	Payroll (EUR)	Rent (EUR)	Downtime (Months)
Stadsschouwburg	-- (5%)	-- (5%)	-- (5%)	5
Total	0 (--%)	0 (--%)	0 (--%)	--

Total TE Loss Estimate (EUR): -- (--%)

500 Yr Flood Loss Estimates

Total LE (EUR): 10,297,766

PD Loss Estimate

Building	Bldg (EUR)	M&E (EUR)	Content (EUR)	Stock (EUR)	Other (EUR)
Stadsschouwburg	7,208,436 (10.00%)	0 (10.00%)	3,089,330 (10.00%)	0 (10.00%)	0 (10.00%)
Total	7,208,436 (10.00%)	-- (--%)	3,089,330 (10.00%)	-- (--%)	-- (--%)

Total Property Damage Loss Estimate (EUR): **10,297,766 (10.00%)**

TE Loss Estimate

Building	BI (EUR)	Payroll (EUR)	Rent (EUR)	Downtime (Months)
Stadsschouwburg	-- (--%)	-- (--%)	-- (--%)	--
Total	0 (--%)	0 (--%)	0 (--%)	--

Total TE Loss Estimate (EUR): -- (--%)

Wind

Wind Speed (m/s)

35

Redundant Power/Utilities

Client has limited power and utility redundancy

Wind Emergency Response Plan

Client has no BCP in place

Asset Strengthening

Client has no documented asset strengthening - building > 17 years of age

Risk Engineering Report



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Building

Distance to Coast

Stadsschouwburg

5 to < 10 miles

Earthquake

EQ Zone

MR Zone 0:<MMV

Peak Ground Acceleration (%g)

2.00

EQ Emergency Response Plan

Client has no BCP in place

Redundant Power/Utilities

Client has limited power and utility redundancy

Seismic Bracing of Equipment

No seismic bracing or restraint is provided

Asset Strengthening

Client has no documented asset strengthening - building > 17 years of age

Seismic Gas Shutoff Valves (SGSV)

No SGSV's provided for flammable gas and liquid equipment

Fire Loss Estimates

All loss estimates developed as a result of our property surveys are for the sole use of AIG underwriters. Engineering loss estimates are based on the professional judgement of our engineer / consultants. There is detailed guidance and methodologies that are reference and used in the calculate of our Loss Estimates. Using our Loss Estimates without an understanding of the underlying guidance and methodologies is not recommended. AIG assumes no responsibility for use or reliance upon the loss estimates presented below.

	PD (M EUR)	PD%	BI (M EUR)	BI%	IBI (M EUR)	TOTAL (M EUR)
MAS	102.98	100.0		0.0		102.98
MFL	84.96	82.5		0.0		84.96
NLE	5.15	5.0		0.0		5.15

Reported Values

Property Damage

Building (EUR)	Contents (EUR)	M&E (EUR)	Stock/Inventory (EUR)	Other PD (EUR)
72,084,355	30,893,295	0	0	0

Business Interruption

Indemnity Period	BI/Gross Revenues (EUR)	Rental Income (EUR)	Payroll (EUR)
12 Months	0	0	0

Totals	EUR
Total Property Damage Value	102,977,650
Total BI Value	0
Total Insured Value	102,977,650

Maximum Amount Subject (MAS)

Total LE (EUR): 102,977,650

PD Loss Estimate

Building	Bldg (EUR)	M&E (EUR)	Content (EUR)	Stock (EUR)	Other (EUR)
Stadsschouwburg	72,084,355 (100.00%)	-- (--%)	30,893,295 (100.00%)	-- (--%)	-- (--%)
Total	72,084,355 (100.00%)	-- (--%)	30,893,295 (100.00%)	-- (--%)	-- (--%)

Total Property Damage Loss Estimate (EUR): **102,977,650 (100.00%)**

TE Loss Estimate

Building	BI (EUR)	Payroll (EUR)	Rent (EUR)	Downtime (Months)
Stadsschouwburg	-- (--%)	-- (--%)	-- (--%)	--
Total	-- (--%)	-- (--%)	-- (--%)	--

Total TE Loss Estimate (EUR): -- (--%)

Maximum Foreseeable Loss (MFL)

Total LE (EUR): 84,956,561

PD Loss Estimate

Building	Bldg (EUR)	M&E (EUR)	Content (EUR)	Stock (EUR)	Other (EUR)
Stadsschouwburg	54,063,266 (75.00%)	0 (70.00%)	30,893,295 (100.00%)	0 (70.00%)	0 (0.00%)
Total	54,063,266 (75.00%)	-- (--%)	30,893,295 (100.00%)	-- (--%)	-- (--%)

Total Property Damage Loss Estimate (EUR): **84,956,561 (82.50%)**

TE Loss Estimate

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Building	BI (EUR)	Payroll (EUR)	Rent (EUR)	Downtime (Months)
Stadsschouwburg	-- (--%)	-- (--%)	-- (--%)	--
Total	-- (--%)	-- (--%)	-- (--%)	--

Total TE Loss Estimate (EUR): -- (--%)

Normal Loss Expectancy (NLE)

Total LE (EUR): 5,148,883

PD Loss Estimate

Building	Bldg (EUR)	M&E (EUR)	Content (EUR)	Stock (EUR)	Other (EUR)
Stadsschouwburg	3,604,218 (5.00%)	-- (--%)	1,544,665 (5.00%)	-- (--%)	-- (--%)
Total	3,604,218 (5.00%)	-- (--%)	1,544,665 (5.00%)	-- (--%)	-- (--%)

Total Property Damage Loss Estimate (EUR): **5,148,883 (5.00%)**

TE Loss Estimate

Building	BI (EUR)	Payroll (EUR)	Rent (EUR)	Downtime (Months)
Stadsschouwburg	-- (--%)	-- (--%)	-- (--%)	--
Total	-- (--%)	-- (--%)	-- (--%)	--

Total TE Loss Estimate (EUR): **0 (--%)**

Risk Improvement Classification

Critical

Critical recommendations represent conditions or work practices that create an imminent or severe loss-producing situation. This means that there must be a readily available ignition source or the potential for a severe loss event.

Important

Important recommendations represent conditions or work practices that could result in a loss-producing situation, but for which immediate action is not necessary. These are recommendations to correct uncontrolled exposures or to achieve and maintain a reasonable level of property protection. These recommendations require commitment on the part of the insured to change or modify conditions or work practices in order to reduce the potential for serious loss, resulting from either frequency or severity events.

Advisory

Advisory recommendations represent conditions or work practices that do not directly pose a risk for severe loss or injury, but could contribute to a loss situation. These are recommendations that are considered best practices to enhance the level of property protection. Compliance with these recommendations improves the risk and reduces the likelihood of a loss occurring from the recognized hazard or situation.

Risk Improvement Types

Physical Protection:

A Physical Protection Risk Improvement is associated with provision of physical plant and equipment; typically there could be a capital expenditure associated with these improvements.

Management Programs

A Management Programs Risk Improvement typically relates to procedures and management programs and will not normally involve, or will have limited, capital expenditure.

NATCAT:

NATCAT Risk Improvement is either a physical improvement or the addition/enhancement of management procedures to reduce the risk associated with natural catastrophe events.

B&M Management Programs

A B&M Management Programs Risk Improvement relates to procedures and management programs, such as inspection, testing and maintenance, which will not normally involve, or have limited capital expenditure. Such a risk improvement is directed at reducing the probability of the identified risk exposure.

Loss Estimate Definitions

Maximum Amount Subject (MAS)

The Maximum Amount Subject (MAS) is defined as the area of the largest insured value (PD and BI) that is subject to a single fire or explosion. The amount Subject area will only be limited by clear space separation that is sufficient to restrict the spread of fire, as defined in the Space Separation Table which is found in the AIG Commercial Property Field Engineering Manual, MFL section. MAS considers complete failure of all active protection including automatic sprinkler systems, all water supplies, automatic extinguishing systems, alarm supervision, public and private water supplies, no firefighting effort and offers no credit for MFL or fire walls, fire proofing or other passive barriers. In circumstances where the location consists of only one building, the Amount Subject will normally be equal to the full TSI for that building. Calculate of MAS will include PD, BI, BI interdependencies, contingent BI and any other time element values such as Extra Expense, Extended Period of indemnity, Rents, etc.

Maximum Foreseeable Loss (MFL)

MFL is defined as the largest amount of loss that can be anticipated (including PD, BI, BI interdependencies, contingent BI and any other time element values such as extra expense, extended period of indemnity, rents, etc. due to a fire and/or explosion event with all fire protection systems and equipment out of service and with no fire-fighting effort, either public or private. The loss would be that which occurs if the fire were allowed to “burn freely” until it burns itself out. The MFL area is the maximum plant area that could be affected by a single fire or explosion, occurring in the more vulnerable area of the facility (i.e. that with the largest total PD and BI potential). The only acceptable ways to reduce the MFL estimate are:

- Adequate clear space separation between buildings
- Lack of continuity of combustibles
- Effective horizontal cut-offs with MFL walls
- Effective vertical cut-offs
- Expectable salvage values
- Reliable make-up capacity

Airports, High Rise Buildings, Hospitals and Universities are treated as unique and may have a MFL calculation that differs from the above providing certain favorable factors exist.

Normal Loss Estimate (NLE)

The Normal Loss Estimate (NLE) is defined as the largest loss anticipated for a location under existing conditions. The NLE for a protected (sprinklered) facility assumes that the existing automatic and manual protection functions as designed and for intended and in its existing condition, whether it is adequate for the occupancy or not. This can include both public and private protection, including fixed automatic protection (such as sprinkler systems with reliable water supplies), other fixed automatic protection (such as special extinguishing systems or fire alarms with off-site signaling), and proximity of the public fire department and availability of public and private water supplies for firefighting purposes. In addition, construction characteristics are considered that include firewalls, draft curtains, roof parapets, fire doors, etc., as these factors relate to the hazard and combustibility of the occupancy. Fire department

response is anticipated.

Factors that could influence the NLE include:

- Construction classification and characteristics including fire walls, fire doors, etc.
- Occupancy and contents susceptibility to damage (smoke or water damage)
- Continuity of combustibles and combustible loading (light, moderate, heavy)
- Sprinkler protection/water supply adequacy
- Special hazard conditions, protection and controls
- Public Fire Department
- Fire alarms and Central Station monitoring

Deficiencies, minor in nature that are not expected to contribute significantly to a loss but do represent or could contribute to unsafe conditions or unsafe acts. These are recommendations that are considered best practices to enhance the level of property protection. Although compliance with these recommendations improves the risk and reduces the likelihood of a loss occurring from the recognized hazard or situation, they are considered desirable and not mandatory in nature.