

# THE COMMUNICATOR

FALL 2025

Photo Credit: KAT Marketing

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## FROM THE CEO

Greetings,

The North Dakota Fire & Tornado Fund (NDFT) continues to grow in total insured value (TIV). When we initially began administering the NDFT the TIV was \$14.36 billion. Recognizing that the building values were not adequate, we made a goal to review all buildings insured under the NDFT. We successfully completed the review this summer and, in that time, the TIV has increased to \$26.38 billion. With that growth comes additional appreciation for the needs of the insureds.

In this issue of *The Communicator* you'll find informative articles on both the **Wind Hail per Building Deductible Coverage Option** and **Outdoor Property**. As we continue to administer the NDFT, education about the program is extremely important for both the insureds of the program and the agents that assist the political subdivisions.

Coming up, the North Dakota Insurance Reserve Fund (NDIRF) will host **two separate informational NDFT webinars** - one for state entities and one for political subdivisions. **Please watch your email for registration information and other details about the upcoming webinars.**

While acknowledging that the NDFT is a state fund overseen by the North Dakota Office of Management & Budget (OMB) and administered by our team, we take great pride in serving the property coverage needs of both political subdivisions and state entities. We approach NDFT with the same dedication and standards as any NDIRF coverage and always strive to exceed expectations.

Our phones and emails are often posted in our communications, and I encourage you to reach out to us if you have questions, comments, or concerns. If you do believe a NDIRF employee did something worthy of you saying "wow" after getting off the phone or receiving an email, please let us know so that we can celebrate a job well done.



**Keith Pic, NDIRF CEO**

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**NORTH DAKOTA**  
State Fire and Tornado Fund  
Administered by the North Dakota Insurance Reserve Fund

**NDIRF** NORTH DAKOTA  
INSURANCE  
RESERVE FUND

# WHAT TO KNOW ABOUT THE WIND HAIL PER BUILDING DEDUCTIBLE COVERAGE OPTION

Article by NDIRF

The previous issue of *The Communicator* featured a detailed article of the **Equipment Breakdown Optional Endorsement**. As we wrap up a summer marked by numerous wind and hailstorms, we can prepare for the potential impact of windstorms during the upcoming North Dakota winter by looking at the Wind Hail per Building Deductible Removal Optional Endorsement FT WH 07 01 21.



## Building and Personal Property Coverage Form, FT CP 07 01 21

Under section D. DEDUCTIBLE on page 9 of 18 reads:

When the "occurrence" of loss is caused by a peril other than windstorm or hail, involves loss to more than one item of Covered Property, and separate Limits of Insurance apply, the losses will not be combined in determining application of the Deductible. However, the Deductible will be applied only once per "occurrence".

If, however, the "occurrence" of loss is caused by windstorm or hail and more than one item of Covered Property sustains damage, the Deductible will be applied per building.

### EXAMPLE OF HOW THIS WORKS

This example assumes there is no coinsurance penalty, and the loss is caused by windstorm or hail:

Details	Building 1	Building 2	Building 3
Limit of Insurance	\$80,000	\$90,000	\$200,000
Loss to Building	\$5,000	\$7,500	\$20,000
Deductible per Building	\$1,000	\$1,000	\$1,000
Total Loss Paid	\$4,000	\$6,500	\$19,000
Total Loss Paid for Covered Event			\$29,500

## Wind Hail per Building Deductible Removal Endorsement FT WH 07 01 21

When the "occurrence" of loss involves loss to more than one item of Covered Property and separate Limits of Insurance apply, the losses will not be combined in determining application of the Deductible. However, the Deductible will be applied only once per "occurrence".

### EXAMPLE OF HOW THIS WORKS

This example will use the information from the prior example and assumes there is no coinsurance penalty. The payout for this loss would be paid out as follows:

Details	Building 1	Building 2	Building 3
Loss of Insurance	\$80,000	\$90,000	\$200,000
Loss to Building	\$5,000	\$7,500	\$20,000
Deductible per Occurrence	\$1,000	Not Applicable	Not Applicable
Total Loss Paid	\$4,000	\$7,500	\$20,000
Total Loss Paid for Covered Event			\$31,500

**This coverage is not automatically added to your policy.** It is recommended that you look into this Optional Endorsement and determine if it is right for your entity.

(Continued)

# WHAT TO KNOW ABOUT THE WIND HAIL PER BUILDING DEDUCTIBLE COVERAGE OPTION

## Who to Contact for Additional Information or Quote

- **Local Governmental Entity** – Reach out to your local agent
- **State Entity** - Reach out to NDIRF directly at [NDFT@ndirf.com](mailto:NDFT@ndirf.com)

## How to View Coverage Forms

1. To view this coverage form along with the rest of our coverage forms, please visit the **Fire & Tornado Coverage** page on [NDIRF.com/coverage/fire-tornado](https://ndirf.com/coverage/fire-tornado) or scan the QR code on this page.
2. Upon accessing the Fire & Tornado Coverage page, click the **NDFT Coverage Forms** button.

### COVERAGE FORMS

Please click the button below to view the Fire & Tornado coverage forms and additional resources.

NDFT Coverage Forms

3. Log in with the following credentials:  
**Login:** NDFT | **Password:** fire

SCAN HERE!

Use your phone's camera to scan the QR code. Upon accessing the link, click the **NDFT Coverage Forms** button.



### F & T COVERAGE FORMS

Fire and Tornado Coverage Forms		
Aggregate Limit of Loss & Priority of Payments		114 KB
Building and Personal Property Coverage		191 KB
Extra Expense Coverage	FT EB 07 01 23	184 KB
Optional Coverage Forms	FT WH 07 01 21	147 KB
2023 Equipment Breakdown Coverage	FT SB 07 01 21	
Wind Hail per Building Deductible Removal	FT DR 07 01 21	
Increased Sewer Backup Endorsement		423 KB
Debris Removal Additional Insurance		
Additional Resources		
Fire & Tornado Online Valuation Tool	IL 01 65 09 08	12 KB
	IL 02 34 09 17	22 KB

**DISCLAIMER:** This above information is meant as general information to help you understand the different coverage and property types. These descriptions do not refer to any specific coverage document and they do not modify the definitions, exclusions or any other provision stated in any coverage document issued by the North Dakota Fire and Tornado Fund or North Dakota Insurance Reserve Fund. We encourage you to read your coverage documents to fully understand your coverage. In addition, **the valuation guide is intended to provide you with a starting point in determining the estimated value of your property for North Dakota Fire and Tornado Fund coverage purposes only.** You are responsible for selecting the appropriate limit for your coverage and for notifying us if you wish to add, delete, or make changes to your coverage. All coverage is subject to the provisions of the coverage document.



# WHAT IS OUTDOOR PROPERTY?

Article by NDIRF

**Outdoor Property (OP)** is permanently anchored property that is located outside, does not meet the definition of a building, and is not attached to a building.

## Outdoor Property Examples

Some examples of outdoor property include, but are not limited to:

- Playground Equipment
- Fencing
- Light Poles
- Fuel Tanks
- Water Towers
- Detached Signs
- Lift Stations



Photo Credit:  
cac\_tus (top)  
momentscatcher (bottom)

## Things to Know About Outdoor Property

- Outdoor Property must be listed on the NDFT policy to have coverage on the item.
- Outdoor Property is **indicated as such with an "OP" under the Property Type column** on the Property Schedule.

### ND STATE FIRE AND TORNADO FUND

Named Member MEMBER  
Memorandum Number FT-XXXX  
Effective Date 7/1/2025 to 7/1/2026

PROPERTY SCHEDULE													CO INSURANCE: 90%
PROP #	PROPERTY NAME AND LOCATION	DATE APPRAISED (Date Removed)	Stories	Area	Year Built	Policyholder Prop #	Sprkirs	Prop Type	Loss Payee or Debris Removal	Valuation	Deductible	Limit	Premium
1	Fencing 123 Main St	1/15/2024	1		1946		No	OP					

- Outdoor Property is covered at Actual Cash Value (ACV).
- Outdoor Property cannot be covered at Replacement Cost (RC).
- Outdoor Property does not qualify for Blanket Coverage on the NDFT Policy.

## Determining Outdoor Property Valuation

- We do not provide suggested limits for Outdoor Property.
- It is suggested you contact a contractor or manufacturer to obtain the replacement cost of the item to replace and install/construct the item. Use this information along with the year built/installed to determine the depreciation of the item.

## How to Add Outdoor Property

- We do have a specific application to add outdoor property.
- **The one-page application can be found here by scanning the QR code on this page.**
- Please provide photos of the item being added.

SCAN HERE!

Use your phone's camera to scan the QR code for the **Outdoor Property Application**.



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# WHAT IS OUTDOOR PROPERTY?

## Continuous Review of Outdoor Property

- It is important to regularly review your Outdoor Property items and values.
- Many times, an item has been replaced, updated, or demolished and that has not been updated on the Property Schedule. This could change the limit of insurance for the item.
- Regular reviews of these items will ensure the item you want covered is being covered and the items you don't want to cover are not. This ensures there are no surprises in the event of a covered loss.
- When reviewing your Property Schedule, you will notice a **Date Appraised field**. This field indicates the last time this item's insurance value has been updated or reviewed. **If the date in this field is not current, it is suggested a review of these items is done immediately.**



### ND STATE FIRE AND TORNADO FUND

Named Member MEMBER  
Memorandum Number FT-XXXX  
Effective Date 7/1/2025 to 7/1/2026

PROPERTY SCHEDULE												CO INSURANCE: 90%	
PROP #	PROPERTY NAME AND LOCATION	DATE APPRAISED (Date Removed)	Stories	Area	Year Built	Policyholder Prop #	Sprinklers	Prop Type	Loss Payee or Debris Removal	Valuation	Deductible	Limit	Premium
1	Fencing 123 Main St	1/15/2024	1		1946		No						

## Who to Contact for Additional Information

If you have any questions concerning Outdoor Property or any other property on your Property Schedule, please contact the NDFT Underwriting department at [NDFT@ndirf.com](mailto:NDFT@ndirf.com).

Never miss out on what's happening at NDIRF.  
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