**Clause Description:**

Sometimes referred to as an OCIP – Owner Controlled Insurance Policy, the *Wrap-Up Liability* *(Owner Controlled)* insurance clause is used to provide coverage, subject to the applicable policy’s conditions and exclusions, for the Third Party liability that may arise for bodily injury, death, or damage to property (structure and materials) associated with a building project. The building project could be in the form of a new build construction or renovations / addition to an existing structure.

The Owner Controlled policy is arranged and purchased by the Owner of the project work such that the Owner “owns” the policy and is thereby at the frontline of interaction with the Insurer(s) of the project work.

Have predetermined start and end dates for the project.

Decide in advance of the work whether to share a copy of OCIP with the General Contractor, or whether you will only share upon the request of the General Contractor.

**The Recommended Clause – Wrap-Up Liability Insurance (Provided by the Owner)**

**Owner Controlled Insurance Policy (OCIP)**

The Owner will provide Wrap-Up Liability insurance for the Work, which shall be in the joint names of the Owner, the Contractor and all Subcontractors involved with the construction at the Work. Coverage under this policy shall be maintained for completed operations hazards on an ongoing basis for a period of twenty-four (24) months following issuance of the Completion Certificate.

**Deductible Payment Obligations**

The Contractor shall be responsible for deductible amounts under the policy except where such amounts may be excluded from the Contractor’s responsibility by the terms of the Contract.

**Reporting Obligation**

In the event of an incident, occurrence or loss that may result in a claim under the above policy, including injuries to the public, or loss or damage to the Work Site, the Contractor shall immediately report the incident, occurrence or loss in writing to the Owner and the Engineer.

*(The entities (i.e. Owner, Contractor, Engineer) in red font are descriptors that you can substitute for the entities required for your own specific contract.)*