

PELLISSIPPI STATE TECHNICAL COMMUNITY COLLEGE  
MASTER SYLLABUS

**COMMERCIAL PROPERTY RISK MANAGEMENT & INSURANCE**  
**INP 1400**

**Class Hours: 3.0**

**Credit Hours: 3..0**

**Laboratory Hours: 0.0**

**Date Revised: Spring**  
**00**

**Catalog Course Description:**

Analysis and measurement of commercial property loss and exposure and the examination of insurance coverages designed to meet those exposures. Commercial property, boiler and machinery, commercial crime, inland and ocean marine, business owners, farm policies, and variety of miscellaneous property insurance forms are discussed along with related risk management techniques.

**Entry Level Standards:**

None

**Prerequisites:**

None

**Textbook(s) and Other Reference Materials Basic to the Course:**

*CPCU 3 Course Guide Commercial Property Risk Management and Insurance* - American Institute for Property and Liability Underwriters.  
*Commercial Property Risk Management and Insurance* - Rhodda, Trieschmann, Wiening and Hedges; American Institute for Property and Liability Underwriters.

**I. Week/Unit/Topic Basis:**

<b>Week</b>	<b>Topic</b>
1	Commercial Property Exposures
2	Measuring and Controlling Commercial Property Exposures
3	Building and Personal Property Coverage
4	Valuation; Covered Causes of Loss
5	Time Element Exposures and Insurance
6	Miscellaneous "Commercial Property," Boiler and Machinery Exposures and Insurance

7	Crime Exposures and Controls; Commercial Crime Insurance
8	MID-TERM
9	Inland Marine Loss Exposures and Coverage Basics
10	Commercial Inland Marine Insurance
11	Ocean Marine Exposures
12	Ocean Marine Insurance
13	Coverage for Small Businesses, Farms, Financial Institutions
14	Financing Commercial Property Exposures, Case Studies and Miscellaneous Coverages
15	Review
16	Final Exam

## **II. Course Objectives\*:**

- A. Identify and evaluate the property loss exposure of a commercial organization. I,II,III
- B. Select and explain appropriate insurance and non-insurance method of treating loss exposure. I,II,III
- C. List and discuss risk management techniques. I,II,III

\*Roman numerals after course objectives reference goals of the Business and Community Services department.

## **III. Instructional Processes\*:**

Students will:

1. Take part in course assignments such as team discussions; team case studies; team projects; experiential exercises; oral, written, PowerPoint, and/or email presentations; Internet research; etc. to help develop teamwork, leadership, and followership skills. *Communication Outcome, Personal Development Outcome, Cultural Diversity & Social Adaptation Outcome, Information Literacy Outcome, Transitional Strategy, Active Learning Strategy*
2. Use critical thinking skills to interpret and evaluate the financial statements of existing companies and make informed judgements about these statements to facilitate in decision making and problem solving strategies. *Problem Solving and Decision Making Outcome, Numerical Literacy Outcome, Information Literacy Outcome, Active Learning Strategies*
3. Exhibit professional behavior by attending class regularly, arriving punctually with the appropriate materials, and being prepared for active class participation each day. *Personal Development Outcome, Transitional Strategy*
4. Use email to communicate problems, questions, and issues to the instructor. *Communication Outcome, Informational Literacy Outcome, Technological Literacy Outcome*

\*Strategies and outcomes listed after instructional processes reference Pellissippi State's goals for strengthening general education knowledge and skills, connecting coursework to experiences beyond the classroom, and encouraging students to take active and responsible roles in the educational process.

#### **IV. Expectations for Student Performance\*:**

Upon successful completion of this course, the student should be able to:

1. Outline the steps in risk management process and describe the objectives of commercial property risk management. A
2. Explain concepts useful in measuring loss exposures and predicting loss. A
3. Briefly trace the developments that led to modern commercial property insurance. A
4. Explain the basic approach of the BPP to actual cash value, co-insurance, fixed amounts of insurance with premium-based on policy limits, specific coverage, and deductibles. B
5. Give reasons for the coverages, exclusions, limitations and miscellaneous provisions of the Business Income Coverage (BIC). A, B
6. Evaluate property loss exposure affecting condominium associations and commercial condominium unit-owners, and describe specific methods for treating those exposures. B
7. Explain and evaluate specific non-insurance measures for controlling crime exposure. B
8. Describe the general nature of "crime coverage plans." B, C
9. Compare the liabilities of common carriers, contract carriers, and private carriers. A, B
10. Explain what property is typically covered and excluded by the more common filed and non-filed commercial inland marine insurance policies and forms. A
11. Explain the effect of maritime law and custom on property and liability losses. A
12. Give reasons for exclusions, limitations, and miscellaneous provisions of ocean marine policies. B
13. Briefly describe the following: animal mortality, crop, rain, credit, mortgage guarantee, mortgage holders errors and omission, and title insurance. B
14. Describe property exposure as it relates to electronic data processing equipment and media; nuclear exposure; flood; DIC coverage. B
15. Explain factors that should be considered in determining whether or not to use non-transfers for property exposures. B

\*Letters after performance expectations reference the course objectives listed above.

#### **V. Evaluation:**

##### **A. Testing Procedures:**

Midterm Exam 30%  
Unannounced Quizzes 30%  
Final Exam 30%

B. Laboratory Expectations:

N/A

C. Field Work:

N/A

D. Other Evaluation Methods:

Attendance 10%

E. Grading Scale:

90 - 100	A
80 - 89	B
70 - 79	C
60 - 69	D
Below 60	F

**VI. Policies:**

Attendance Policy:

Pellissippi State Technical Community College expects students to attend all scheduled instructional activities. As a minimum, students in all courses must be present for at least 75 percent of their scheduled class and laboratory meetings in order to receive credit for the course.