Preventative Maintenance for Churches: A Loss Control Perspective

Ensuring safety and longevity through proactive care

Rev. Dr. Courtney Stange-Tregear, President and CEO
Disciples Church Extension Fund

About Disciples Church Extension Fund

Disciples Church Extension Fund Works With a Congregations -

Jim Howard, Vice President Operations, Insurance Board

About Insurance Board

- Organized in the early 1980’s in response to a challenging property and liability marketplace, similar to the past 7+ years
- In the early 1980’s it was difficult for churches to obtain adequate insurance
- Started as a group purchasing organization, incorporated in 1985 as a 501 (c)(3) non-profit as United Church of Christ Insurance Advisory Board, later shortened to United Church Insurance Association
- In 2001, United Church Insurance Company was incorporated and domiciled in Hawaii, becoming fully operational in 2002

Denominations Served

Insurance Board is a nonprofit organization that administers a property, liability, auto, and workers' compensation insurance program serving churches and affiliated ministries of 6 denominations.

- United Church of Christ – Founding denomination (1985)
- Christian Church (Disciples of Christ) – (1991)
- Presbyterian Church (U.S.A.) – (2009)
- Alliance of Baptists – (2016)
- Evangelical Lutheran Church in America – (2018)
- Reformed Church in America – (2018)

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About Insurance Board

- Insurance Board currently provides insurance and risk management services to more than 4,500 churches across all 50 states
- Among those ministries are 583 Christian Church (Disciples of Christ) churches in 40 states
- Disciples of Christ churches insured by Insurance Board represent more than $11.2 million in annual premium volume
- Insured property values range from less than $10,000 (contents only) to more than $60 million, with an average insured valued of approximately $3.8 million per church

About Insurance Board

- Our Mission is to connect faith-based institutions to comprehensive and customized risk and insurance management solutions anchored in shared trust and sacred responsibility."
- Our relationship requires us to honor our obligations as providers of insurance and risk management services, which means that we will help you bear the financial consequences of unexpected losses; ***and it also requires our church ministries to actively share in that obligation by working to mitigate risk at their ministries***
- Protecting our churches is our highest priority. We do this by providing proactive loss control resources that strengthen ministries and minimize future claim exposures

Roundtable Topics

- How Insurance Board and DCEF can support your ministry
- Loss Control resources and risk mitigation strategies
- Understanding and addressing deferred maintenance
- Best Practices for ongoing building maintenance

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Windstorm

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Flooding

Wildfires

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Preventative Maintenance

- Those three slides represent Catastrophic events – “Acts of God”
  - Very little can be done to protect against CAT losses

- 72% of IB claims are property driven

- A reasonable industry estimate is that up to 50% of non-catastrophic property claims may be preventable or significantly reduced through strong preventative maintenance programs

Preventative Maintenance

For churches and nonprofit properties, the most common maintenance-related losses include:

- Roof leaks and water intrusion
- Frozen or burst pipes
- HVAC failures
- Electrical faults
- Blocked gutters and drainage systems
- Exterior deterioration leading to structural damage

'Stars' of today's Webcast

Chad Cunningham, Director of Loss Control, Insurance Board

Jim Michel, Building & Services Advisor, Disciples Church Extension Fund

We’re here to serve YOU!

Quick Conversation About Deferred Maintenance

Where does it get you?

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The Hidden Costs of Deferred Maintenance

Consequences of Deferred Maintenance

Postponing maintenance leads to deterioration, increasing risks of water damage, mechanical breakdowns, and electrical fires.

Liability and Safety Risks

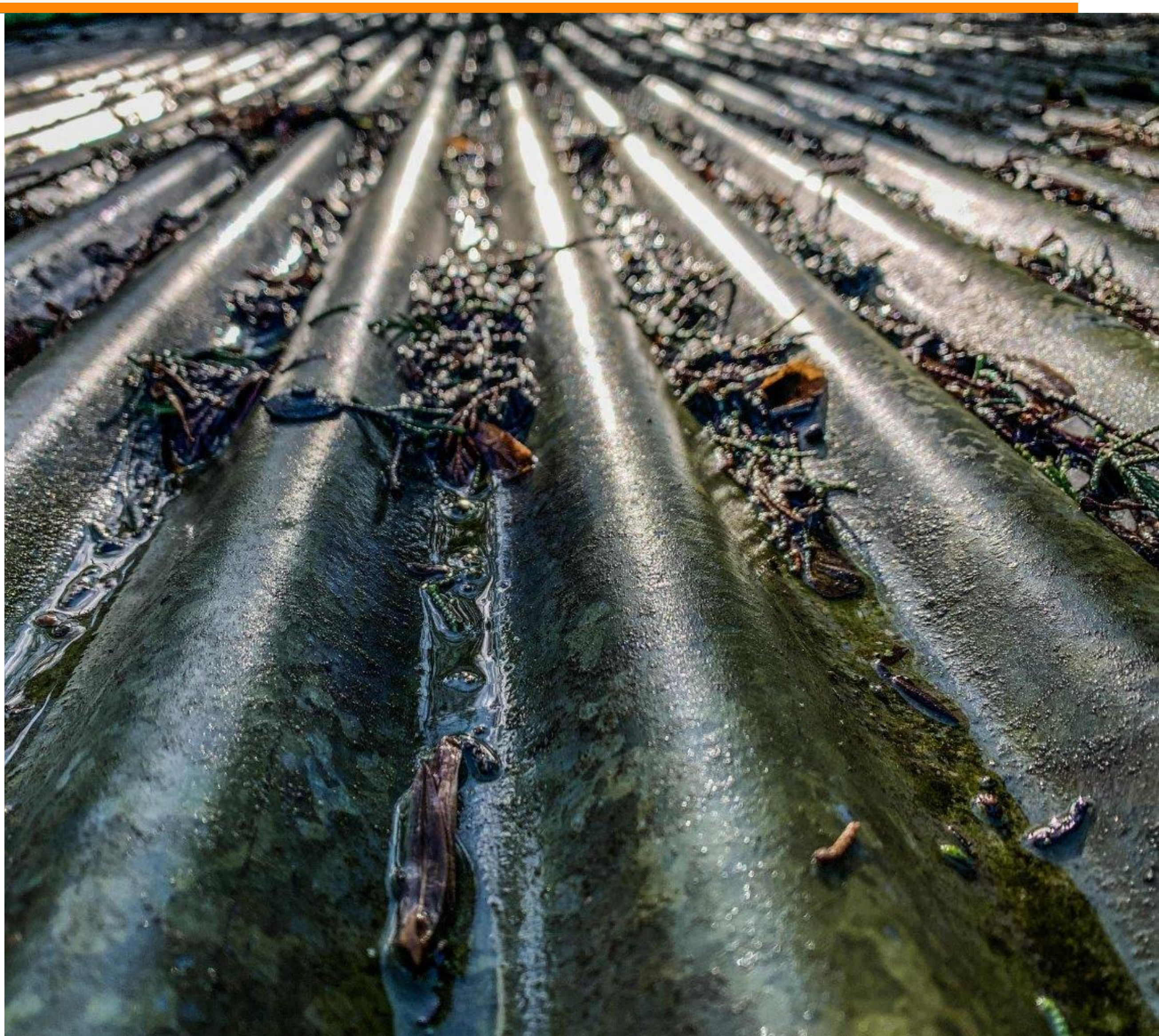
Deferred maintenance increases slip, trip, and fall hazards due to cracked sidewalks, poor lighting, and missing handrails.

Impact on Insurance and Budgets

Poor maintenance raises insurance premiums and forces costly emergency repairs, diverting funds from church programs.

Preventative Maintenance Benefits

Investing in regular maintenance reduces risks, controls expenses, and supports long-term stewardship of church property.



Building Evaluation & Review

Overlooked Can Quickly Become a Safety Issue

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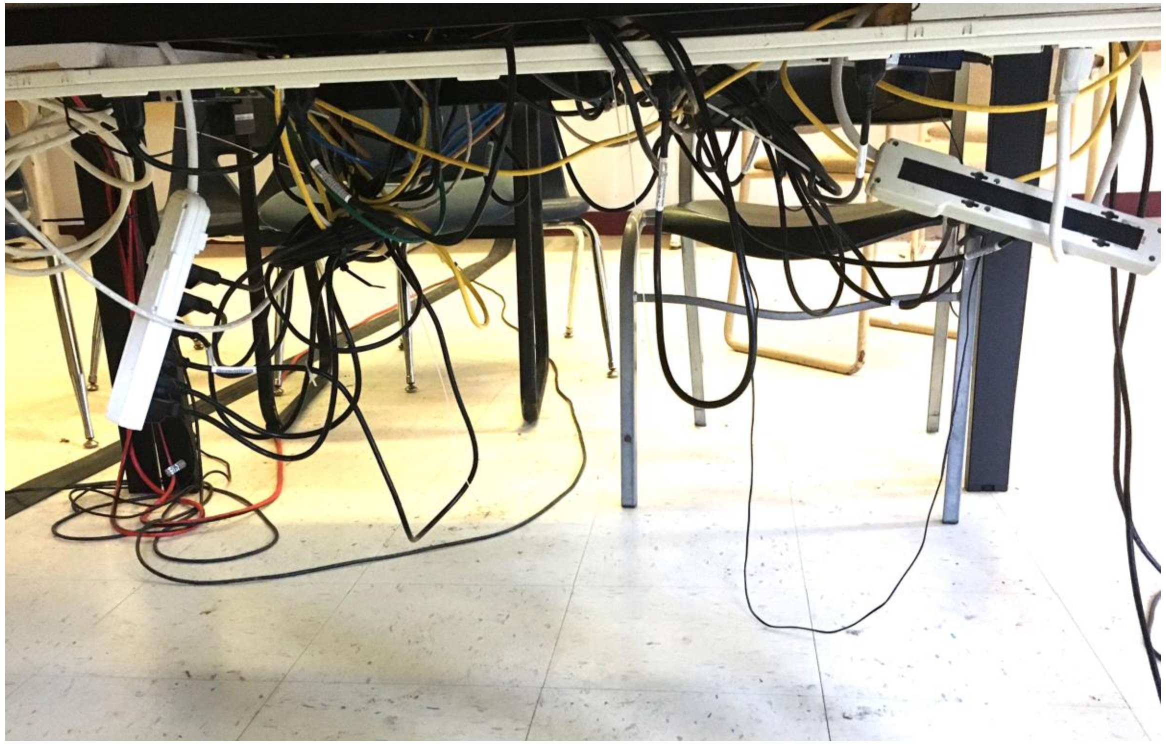
Health & Safety!!



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Case Study-Church reported water intrusion within the inside of the church building

Inspection took place of the one-story church, confirmed the flat TPO roof has no storm-created openings or wind damage. Conditions observed—ponding water, blocked scuppers, improperly installed gutters, and deteriorated/eroded caulking and flashing—

Are consistent with wear, tear, and lack of maintenance, and deterioration, which are excluded. Interior water damage in multiple rooms was reported as first noticed only weeks before the inspection and is attributable to ongoing water intrusion from these maintenance-related issues, not a specific wind or hurricane event. As the policy does not provide coverage for damage resulting from wear, tear, deterioration, or inadequate maintenance, and no covered peril was identified

Your Insurance Policy-

CAUSES OF LOSS – SPECIAL FORM (page 32)

B. Exclusions

We will not pay for loss or damage caused by or resulting from any of the following:

-**Wear and tear**;

-**Rust or other corrosion, decay, deterioration, hidden or latent defect or any quality in property that causes it to damage or destroy itself;**

-**Settling, cracking, shrinking or expansion;**

Continuous or repeated seepage or leakage of water, or the presence or condensation of humidity, moisture or vapor, that occurs over a period of 14 days or more.

Faulty, inadequate or defective:

-**Planning, zoning, development, surveying, siting;**

-**Design, specifications, workmanship, repair, construction, renovation, remodeling, grading, compaction;**

-**Material used in repair, construction, renovation or remodeling; or**

-**Maintenance of part or all of any property on or off the described premises.**

Foundations of Preventative Maintenance

Why Preventative Maintenance

Risk Reduction and Safety

Preventative maintenance identifies and fixes small issues before they cause serious injuries or costly damage in the church.

Extending Building Lifespan

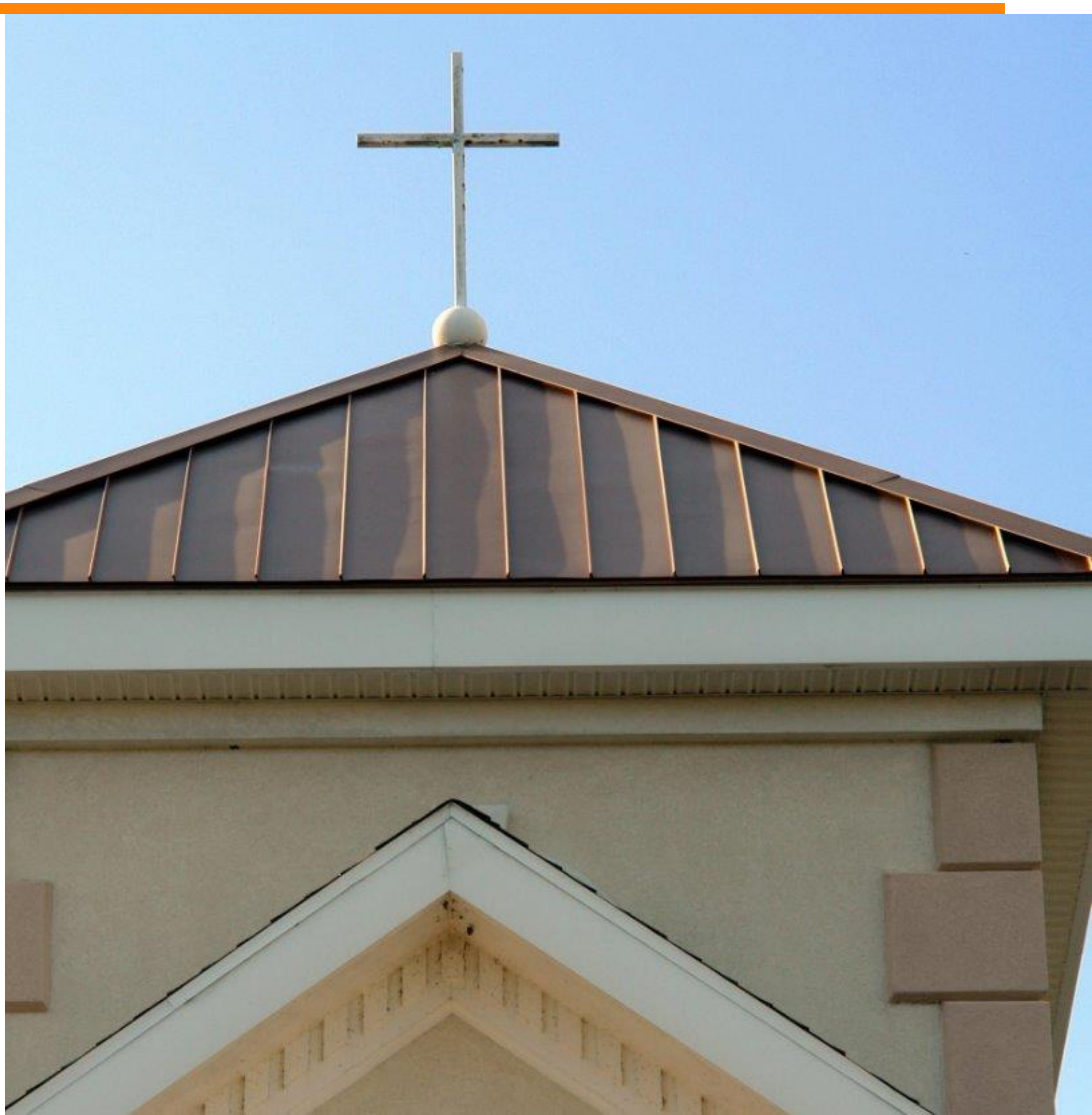
Regular maintenance helps prolong aging church infrastructure by reducing wear on roofs, HVAC, and electrical systems.

Cost Savings and Predictability

Planned maintenance is more affordable and predictable than emergency repairs, lowering overall church expenses.

Volunteer Involvement and Accountability

Structured preventative maintenance guides building and grounds volunteers, ensuring hazards are recognized and safety is maintained consistently.



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Don't Walk Past Issues

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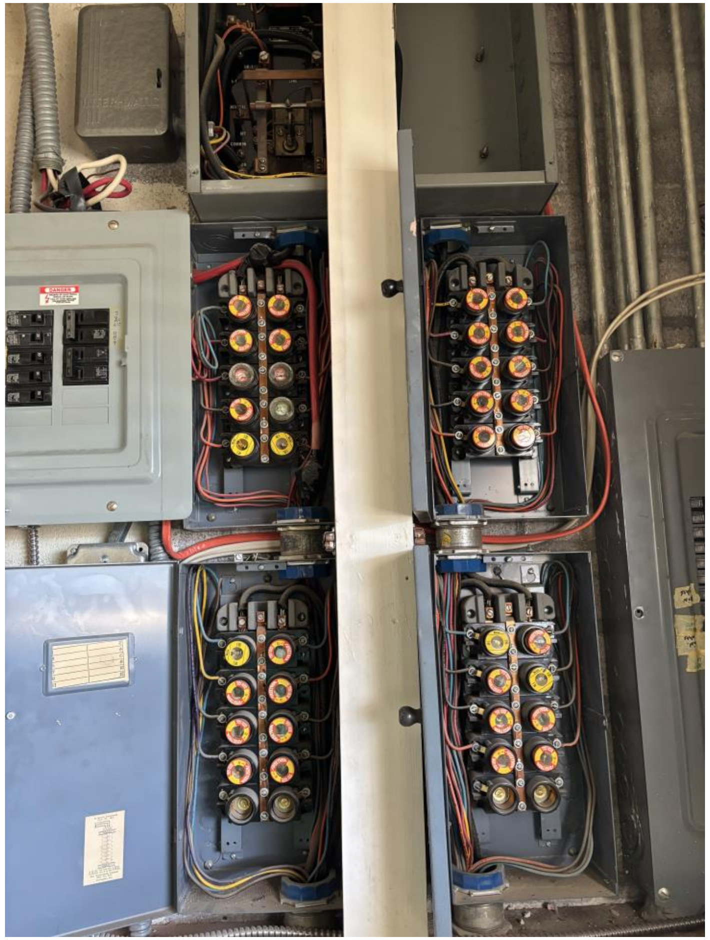
Update and Modernize



Update & Modernize

Budgeting Benchmarks

Common Budgeting Benchmarks

- $2.25/sq ft
- 60%-80% for preventative maintenance program
- 20%-40% reserved for corrective/reactive repairs.

Example

5790 X $2.25/sq ft= $13,027.50

60%-$13,027.50=$7816.50 (PMP)

40%-$5,211(Corrective/Reactive Repairs)

Facility Maintenance Fund

- Be Proactive rather than Reactive !!!

- What is the 'single' largest maintenance expense that the congregation could face?
  - Major Equipment IE – HVAC unit, Kitchen equipment, Elevator?
  - Insurance Deductible for Wind and Hail?

- What maintenance projects are identified over the next 1-3 years?

- Do you have a building maintenance fund already in place?

High-Risk Systems and Preventative Maintenance Priorities

Protecting the Building Envelope and Preventing Water Damage

Importance of Building Envelope

The building envelope is critical for preventing water intrusion and costly property damage in churches.

Preventative Maintenance Practices

Regular inspections of roofs, flashings, gutters, and drainage help detect early deterioration signs to prevent leaks.

Managing Water Risks

Insulating pipes, controlling HVAC condensate, and directing water away from foundations reduce water damage risks.

Exterior Water Management and Documentation

Proper grading, vegetation management, and detailed maintenance records support loss prevention and insurance claims.

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Electrical, Fire Protection, and Interior Safety Systems

Electrical System Maintenance

Regular inspections prevent electrical fires caused by overloaded circuits, outdated wiring, and improper extension cord use.

Fire Protection Systems

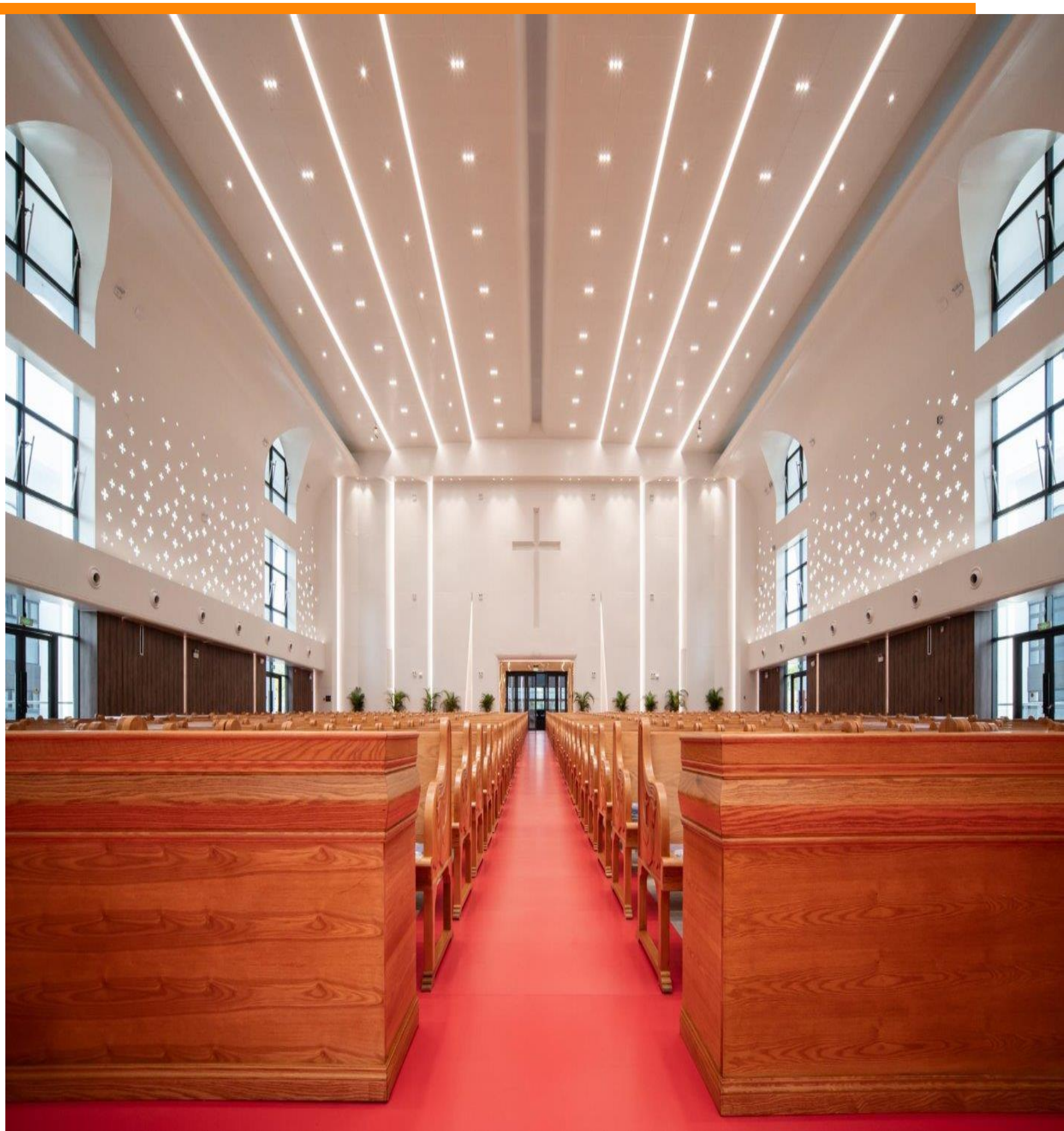
Fire extinguishers, alarms, and sprinklers require routine testing and servicing to ensure life safety and loss prevention.

Interior Safety Measures

Emergency lighting, exit signs, and safe walkways reduce liability and support safe evacuation during emergencies.

Kitchen Fire Risk Management

Regular cleaning and inspection of kitchen hoods, ducts, and gas connections prevent fire hazards in commercial kitchens.



There are Rules & Codes!

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Preventative Maintenance Checklist to Reduce Claims

[Property Protection and Loss Prevention Guidelines]

[Full Property Checklist]

[Fire and Explosion Checklist]

Area	Inspection Item	Frequency	Status
Life Safety	Exit signs illuminated and exits clear	Monthly	
Fire Protection	Fire extinguishers inspected	Monthly	
Electrical	Panel clearances and wiring condition	Quarterly	
Roof & Exterior	Roof surface and drainage inspection	Semi-Annual	
Water Systems	Plumbing and water heater leaks	Quarterly	
Interior Safety	Floors, stairs, and handrails	Monthly	
Grounds	Sidewalks, parking lots, lighting	Quarterly	

Thank You