

Inspection Work and Fire Insurance Risks

(Continued from page 4)

warehouse, causing the loss of seven lives. The fire started outside and spread to the room used for priming. The room containing the priming vat was ventilated—through the roof. Inspection would have prevented a serious fire and loss of life as the inspector would have known that this vapor from the priming vat being heavier than air should have been ventilated downward.

Water which is becoming a beverage by legislation, is our best friend in extinguishing fires; yet it may be the cause of fires, as we know only too well how lumber yards have been burned by water reaching the lime stock. We can only fervently hope that hereafter, it may only be used as a chaser.

As this paper is open for discussion, I have tried to introduce leading facts rather than to write a connected story. Local agents produce the business—they are the

power that keeps the wheel of business going. To them I would say, "Ye are the salt of the earth, if the salt of the earth has lost his savour, wherewith shall it be salted?" They deliver the goods, but the goods should arrive at the head office properly sorted and in proper containers, that is to say, the daily reports should contain all necessary information. This gives the proper flavor. "Ye are the salt of the earth," but if you don't supply the proper flavor where is the flavor to come from?

I knew a prominent insurance man who wrote two and three page letters on every possible occasion and then added a postscript, "Now, what I meant to say is this," and then he would say it in two or three lines. I want to add a postscript and add, inspect your business, inspect it often and well, for on this hangs all the law and the profits."

INDIVIDUAL RESPONSIBILITY FOR FIRES.

One of the latest developments in the way of preventive legislation on the North American Continent is the enactment of laws authorizing municipalities to collect from the party responsible, in addition to all other liability he may incur, the cost of extinguishing or attempting to extinguish any fire caused by his neglect to observe building or fire-prevention laws or by-laws or the orders to remedy conditions made by the fire marshal, chief of fire department, or other constituted authority. Suggestions have not been wanting to extend the scope of legislation so as to make the cost of extinguishing or attempting to extinguish fires collectable, in cases of carelessness, as well as in cases of disobedience to laws or by-laws.

Such laws and suggestions result from investigations which show that most causes of fires may be grouped under one general heading, "Carelessness," and are designed to bring his responsibility directly home to the individual. Men complacently argue that the insurance companies will pay a loss and that a fire department (when there is one) will extinguish fires. The fact is generally overlooked that insurance companies are collectors and distributors; that they, at a considerable expense, collect from all who insure with them, to pay out again to the smaller number, who, having insured, suffer loss, and that, notwithstanding insurance every fire involves a loss of wealth to the community generally. Again, the up-to-date fire department seeks to obtain credit by its fire-prevention work, as well as by its ability to extinguish fires. The individual citizen, who should practice "safety first," is too frequently content to look on and recklessly permit to exist in places, even in his home, under his control or management, conditions which, far from preventing, actually invite the fire fiend to destroy.

Government and municipal departments and other agencies have of late years been increasingly active along fire-prevention lines, and in addition to inspecting to remove faults of construction and management, and enforcing laws and by-laws, have carried on and are carrying on educational campaigns, publishing statistics, warnings, advice, and information. Something has been accomplished. There are cities which can point to a diminution of fire waste owing to fire-prevention activities, but the evil will not be conquered and the waste reduced to a reasonable figure until the individual citizen is impressed with a sense of responsibility, and until carefulness becomes characteristic of the people generally instead of exceptional.

The average annual fire waste, considering only the actual destruction of property in Canada and the United States,

is about \$240,000,000, and this enormous amount of loss is mostly due, as almost any list of causes of fires will demonstrate, to preventable causes.—Insurance Bulletin, Victoria.

DOMINION OF CANADA WAR SAVINGS CERTIFICATES.

The Dominion of Canada War Savings Certificates are now available to purchasers at any branch of any chartered bank in Canada and at any money order post office.

These War Savings Certificates are issued in denominations of \$25, \$50, and \$100, and are offered on the basis of the present worth of these amounts payable three years from date of purchase at a rate slightly in excess of five per cent. interest.

The \$25 certificate may be purchased at \$21.50 and may be redeemed at the option of the payee within one year for the face amount of the purchase price. It may be redeemed in more than one year, but less than two for \$22.25, and in more than two years but less than three for \$23.25. Three years from date of issue it is redeemed for \$25.

Similarly the \$50 certificate may be purchased for \$43. After one year it may be redeemed for \$44.50 and after two years for \$46.50. In the case of the \$100 certificate it may be purchased for \$86. After one year it may be cashed for \$89, and after two years for \$93.

These certificates are not transferable, but may be cashed at any time at the option of the purchaser at any branch of chartered bank or money order post office. In subscribing for future war loans these certificates may be used as cash.

VANCOUVER SELLS TAX CERTIFICATES

The City of Vancouver sold on Tuesday, January 30th, \$1,700,000 5½ per cent. arrears of tax certificates to the Lumbermen's Trust Company, of Portland, Oregon, at 98.51 and accrued interest.

These certificates are issued for one hundred per cent. of arrears of taxes and mature as follows: \$200,000 in one year; \$200,000 in two years, and \$1,300,000 in three years. Tenderers were offered the option of bidding on 5½ per cent, and 6 per cent. certificates.

The bids were as follows: Lumbermen's Trust Co., 5½ per cent. at 98.51, accepted; Spitzer, Rorick & Co., Toledo, 5½ per cent. at 97.75; Wolverton & Co., 5½ per cent. for \$250,000 at 97.75, and optional bid for 6 per cent's. at 98.65; A. F. Bernstein & Co., 5½ per cent. at 96.02 or 6 per cent at 97.36; E. Brown & Co., and Terry, Briggs & Co., 5½ per cent at 97.25, or 6 per cent. at 98.36.