

### Competition Law Compliance:

This document has been produced by the ABI to assist members in their handling of a particular matter. Adoption by members of any terms, standards, guidance, recommendations or similar statement contained in this document is voluntary and entirely at the discretion of each individual member.

The following Guidance was introduced by the ABI and has not been updated to reflect the Competition Law Compliance statement above. It is entirely voluntary in nature and should be construed as such.

### WARRANTIES ETC

It is recommended that in all cases where Fire Break Doors or Shutters, Automatic Fire Alarms, Automatic Sprinklers or other Fire Extinguishing Appliances are installed and this is reflected in the premium charged the policy should state the nature of the equipment and contain such of the following warranties etc. as are appropriate

#### FIRE BREAK DOORS AND SHUTTERS

It is warranted that all fire break doors and shutters will be kept closed except during working hours and will be maintained in efficient working order.

#### AUTOMATIC FIRE ALARM INSTALLATIONS

The Insured hereby undertake in consideration of the discount and/or reduced rate granted for the automatic fire alarm installation(s) to

- (a) carry out the testing and checking requirements referred to on the completion certificate and remedy promptly any defect disclosed
- (b) carry out the maintenance procedures specified by the manufacturers or the equipment
- (c) notify the Insurer immediately of any disconnection or failure of the automatic fire alarm installation likely to leave any area unprotected for 12 hours or more
- (d) record details of all events such as alarms faults tests maintenance and disconnections and keep such details available for examination by the Insurer's representatives.

Note: Warranties (a) and (b) are not appropriate in policies of Insured having no control over the Installation.

#### AUTOMATIC SPRINKLER INSTALLATIONS

- A. It is warranted, and the Insured hereby undertake in consideration of the discount and/ or reduced rate granted for the automatic sprinkler installation(s) to
  - (a) make a test every working day for the purpose of ascertaining the condition of the circuit between the alarm switch and the control unit (except where it is continuously monitored or is such that one break

of wires will not prevent an alarm signal being transmitted (e.g. a ring circuit)

- (b) 1 make a test at least once a week for the purpose of ascertaining the condition of
- (i) the connection with the public fire station, central fire alarm depot or public fire brigade control (unless the Fire Brigade have given a written undertaking to carry out this test)
  - (ii) the relevant batteries
- Note: Where the circuit concerned is not continuously monitored test (i) must be made every working day.
- 2 have a contract with approved installing engineers providing for maintenance of and half-yearly inspection of the system referred to in 1 above and to obtain from them following each inspection certification that it is in satisfactory working order
- (c) make a test every week for the purpose of ascertaining that the alarm gong is in working order and that the stop valves controlling the individual water supplies and the installation are fully open
- (d) make tests each week for the purpose of ascertaining that the pump(s) can be started both automatically and manually and that in respect of any diesel engine driven pump the battery electrolyte level and density are correct, and record the completion of these tests
- (e) make quarterly or half yearly tests, if required by the Insurer to do so, for the purpose of ascertaining that each water supply is in order, and record the particulars of each test
- (f) remedy promptly any defect disclosed by such tests or otherwise
- (g) display prominently at each sprinklered storage area (as defined\* by the Insurer) a notice of the terms agreed with the Insurer which specifies
- (i) the description of goods which may be stored
  - (ii) the maximum height of storage
  - (iii) the minimum permitted clearance between goods stored and the sprinkler deflectors and comply with the terms of the notice.

- B (a) Notice to be given to the Insurer before any installation is rendered inoperative, or immediately in the event of emergency
- (b) The Insurer shall have access to the premises at all reasonable times for the purpose of inspecting the sprinkler installation(s).

Notes: 1 Warranty (b) may be omitted where there is no direct connection with an alarm depot etc

2 Warranty (d) may be omitted where no pump is present

3 Warranty (g) is recommended for use in cases where high piled storage is present.

\* It is suggested that the Block Plan referred to in paragraph 1411 of the Rules for Automatic Sprinkler Installations should be used to establish with the Insured the class of sprinkler system the design data and the classification of occupancy applicable to specific areas.

## OTHER FIRE EXTINGUISHING APPLIANCES

- 1 It is warranted that the Fire Extinguishing Appliances (referred to above) will be kept in working order during the currency of this policy
- 2 The Insured hereby undertake, in consideration of the discount allowed off the premium for the Fire Extinguishing Appliances (referred to above) to inspect the appliances every week and remedy promptly any defect disclosed by any such inspection or otherwise.

Subject to the observance of the above undertaking this policy shall not be invalidated by any defect in any of the said appliances due to any circumstances unknown to or beyond the control of the Insured.

Note: 1 (Warranty) and 2 (Undertaking) are alternative wordings.

Members are recommended to adopt the same warranty or undertaking as has been inserted in any other policy on the risk.

For the purpose of the settlement of losses as between Members, compliance with either the warranty or the undertaking shall be deemed to be compliance with the other.