It is a condition precedent to the Company’s liability that where the Premises include buildings constructed wholly or in part of combustible Composite Panels which do not comply with Loss Prevention Council Standard 1181 (LPS 1181) you will not be indemnified under this policy unless you ensure that:-

1. in all areas of such construction

a. weekly inspections for damage to facing sheets or coverings and to panel joints are carried out and recorded and that any damage or defect found which may expose the panel core is immediately repaired or the panel is replaced with a LPS 1181 approved panel

b. the sides or edges of any panel which expose the panel core must be closed off with steel or other appropriate metal cappings or facings

c. there is no external storage of combustible materials within nine metres / 30 feet of the buildings

d. which have flues or extraction ducting for hot processes running through such panels, non-combustible insulating collar or sleeves of a minimum thickness of 4 centimetres / 1.5 inches must be fitted around the flue or ducting to prevent the flue or ducting coming directly into contact with the panel core. Any gap between the collar or sleeve and the panel core must be filled with mineral fibre or other suitable non combustible material

e. any flue or extraction ducting for hot processes in close proximity to the panels must be positioned a distance equivalent to at least three times the diameter of the flue or ducting from the panels

f. no repairs to such panels shall be made which involve welding, grinding, cutting or other obvious ignition sources

g. all heat sources must be kept well away from such panels or panels within two metres / six feet six inches of any heat source must be replaced by panels with a core of non-combustible insulating materials

h. smoking is prohibited and

i. appropriate signs to this effect are prominently displayed

ii. such prohibition is strictly enforced except in designated smoking areas provided such areas comprise

1. a non-combustible partitioned room containing non-upholstered furniture, or
2. a clearly marked external facility well clear of waste or other combustible materials with sand filled bins or other proprietary receptacles for waste smoking materials

2. where work of any nature or value whatsoever is undertaken at the Premises that involves the application of heat, they must

a. issue the Insurer's Hot Work Permit (or other such permit accepted and agreed in writing by the Insurer) to any workmen or contractors undertaking the work

b. enforce compliance with such permit upon any workmen or contractors undertaking the work

c. otherwise take such precautions as may be necessary to ensure a safe working environment having regard to the risk of fire

3. unless tested within the last 12 months the electrical installation at the Premises (or the Insured's portion thereof) is inspected and tested and a report on its condition is obtained as prescribed in BS 7671:1992 Requirements for Electrical Installations. The test and inspection must be completed by a member of the National Inspection Council for Electrical Installation Contracting (NICEIC), or Electrical Contractors Association (ECA) or the ECA of Scotland and

a. an inspection certificate must be issued

b. any defect or deviations identified by such inspection or testing must be rectified within 30 days of the inspection or such other period as agreed in writing by the Insurer

c. the electrical installation shall be further inspected and tested annually.

Clarification

The term 'Composite Panel' (also known as 'sandwich panel' and metal faced insulation panels) means a building product consisting of two sheets of metal either side of a thermally insulating core material which is bonded to both faces so that the three components act compositely when under load.