

**FIRE WARRANTIES APPLICABLE TO ALL THATCH STRUCTURES.**

It is hereby warranted that all thatch structures must comply with the warranties, as stated below, failing which we reserve the right to decline liability. A survey of the property may result in further risk improvement requirements being warranted.

1. Smoke detectors, linked to an alarm, must be installed by an approved dealer.
2. Adequate lightning conductors must be erected and earthed. (see note 1 below)
3. A minimum of one hose reel per every 250m<sup>2</sup> of accommodation to be installed.
4. Portable fire extinguishers to be installed every 100m<sup>2</sup> in accommodation areas and 250m<sup>2</sup> in general areas, or as considered otherwise. (see note 2 below)
5. At least one 9kg portable fire extinguisher and a fire blanket must be in the kitchen.
6. All fire fighting equipment must be wall mounted with the correct symbolic signage.
7. All chimney stacks must be properly insulated and fitted with a spark arrestor. (see note 3,4& 5 below)
8. LPG installations must comply with Botswana Bureau of Standards B.O.B.S. standards. (see note 6 below)
9. No candles and/or open flames must be used in any lodge/hotel accommodation.
10. No open flame within 3 metres of a thatched structure/lapa.
11. Bush clearance (See note 7 below)
12. Smoking in designated areas only.
13. Fire retardation – subject to survey.
14. Drencher system – subject to survey.

**Notes:**

**1. Lightning conductors.**

- i) The effective height of the lightning mast/s is of such a height that it/they provide a shielding of 45 degrees taken from the highest tip of the mast to ground zero.
- ii) Whether the lightning mast is attached or free standing it should be bonded to the earth electrode of the structure or an earth electrode of its own source.

**2. Fire extinguishers.**

All fire extinguishing appliances and smoke detectors must be maintained in full working order during the period of this insurance. This insurance shall not be invalidated;

- i) by any defect in the fire extinguishing appliances due to circumstances unknown to the Insured or beyond the Insured's control.
- ii) by any appliance being discharged provided that the appliance is refilled within 30 days of such discovery of such defect.

**3. Chimney maintenance.**

Botswana Insurance Company Limited shall not be liable to pay any claim, in terms of this policy, if the Insured does not keep all chimneys in a good state of repair. All chimneys must be cleaned annually prior to winter use.

**4. Chimney penetration.**

Where chimneys penetrate the roof of any building, the chimney stacks must be constructed in such a way that the outer faces in contact with the thatch do not become hot. A full brick thickness (220mm) is necessary to satisfy this requirement. Where the chimney stack penetrates the roof plane, this must be dressed with a sheet or fibreglass reinforced polyester flashing under, between and over the top surface of the thatch. The width of the flashing should be at least 250mm.

**5. Spark arrestors.**

A spark arrestor, fitted not less than 700mm from the top of the stack, must be provided in all chimney stacks. The spark arrestor typically comprises a 10 x 10 x 1mm (minimum) section of stainless steel wire mesh across the full width of the flue and securely built into the flue around the edges or supported on mild steel.

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**6. Liquefied petroleum gas installations (LPG)**

- i) All LPG installations shall comply with Botswana Bureau of Standards “Handling and storage of LPG in domestic, commercial and industrial installations”
- ii) The bottles need to be positioned on dry and level surface to prevent them from toppling.
- iii) If more than 2 438kg bottles are connected to the utility points in the kitchen, a manifold with a pressure regulator and gas changeover device is to be installed.
- iv) An emergency shut off valve must be installed in an easily accessible position, away from the gas manifold. The gas supply should be closed after hours where possible.
- v) The LPG bottles must not be closer than 1 metre to a door or window measured horizontally and the vertical distance beneath an opening window is not less than 3metres provided that where the distance is less than 3 metres, a non-combustible roof above the installation is installed.
- vi) LP gas bottles should not be within 2 metres of any manhole, pit or drain.

**7. Bush clearing.**

- i) The grounds within 5 metres of the buildings must be maintained clear of all bush, weeds and undergrowth. The grass must be kept slashed or mowed at all times. (This does not apply to landscaped/manicured gardens)
  - ii) There should be a fire break of 20 metres around the perimeter of the property which is applicable to all lodges situated in the bush.
  - iii) The branches of any trees encroaching on the thatch must be kept trimmed at all times.
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