

FIRE SAFETY INSPECTION REPORT

MG Niche Flair Limited (Unit-2)

ACCORD ID: 12774

H-240, Bhuyanpara, Siddirgonj, Narayangonj

23.665738, 90.511708

Other Factories: None



Inspected by: Md. Rakibul Alam & Nirmal Chandra Sinha

Date: 18 May 2017



Summery

MG Niche Flair Limited (Unit-2) complex was surveyed for fire safety on 18 May 2017 by The Accord Inspection Team.

The purpose of the survey was to identify significant fire safety issues and to provide recommendations for remediation based on applicable standards specified by the Accord. The scope of this initial fire safety inspection was limited to the review and identification of major fire safety issues. The inspection did not include identification of minor deficiencies, which will be further addressed as part of follow-up inspections.

Table 1 summarizes the major fire safety issues identified during the inspection. Recommendations have been provided to address each issue.

An implementation schedule shall be developed by the factory to remediate each of the findings. The specific timing of improvements, including any requested extensions due to design / installation constraints, shall be submitted to the Accord for approval.



Table 1. Findings And Recommendations

No.	Category	Finding	Recommendation	Remediation Timeframe
F-1	Fire Rated Construction	Exit stairs are not separated from work areas & other spaces on each floor by fire-rated construction due to unprotected openings and penetrations.	Separate the exit stairs from work areas and other building spaces on all floor levels by minimum 2- hr fire-rated construction. Provide minimum 1.5- hr fire rated doors and seal all unprotected openings and penetrations to maintain the fire separation. Ensure that all fire doors are self-closing and positive latching, and are provided with fire exit (panic) hardware where serving production floors or assembly occupancies. If fire doors are required to be held open for functional reasons, provide automatic-closing devices tied to the fire alarm system. Once fire doors are installed, every door in a stair enclosure serving more than 5 stories shall be provided with re-entry unless it meets ACCORD standard 6.8.3.1.	Within 3 months





F-2 Egress

Egress gates are provided with non-compliant locking features at some exits such as finishing, packing section, sample section etc.

Remove locking features from all egress gates.

Immediately

If locks are required for security reasons, utilize special door locking features complying with ACCORD standard 6.8.2.



F-3	Fire Rated Construction	Unsealed electrical shaft is located in the fire-rated floor/ceiling assemblies.	Provide a minimum 2-hr fire-rated shaft to separate the utility risers from each floor level and seal all penetrations in floor/ceiling assemblies to maintain the fire separation.	Within 3 months
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F-4	Fire Rated Construction	Storage room at ground floor is not separated from the exit stair and discharges directly into the exit stair discharge.	Openings from exit enclosure to storage room shall be provided with a vestibule with fire rated construction and openings. Provide a 1.5 hr. fire rated door on the exit stair side and a 1-hr. fire rated door on the Store room side. Ensure that the fire rating of the vestibule construction matches that of the exit stair enclosure.	Within 3 months
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F-5	Fire Rated Construction	Unsealed penetrations and openings are located in exit stair enclosures.	Seal all penetrations and openings in exit stair enclosure walls to maintain the required fire separation.	Within 3 months
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F-6	Egress	Sliding gate is provided at some exits such as finishing, packing, sample section etc.	Replace all gates, sliding doors and rolling shutters along the means of egress with side-hinged, swinging egress doors. If locks are required for security reasons, utilize special door locking features complying with NFPA 101.	Within 1 month
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F-7	Fire Protection	The fire alarm system is antiquated, not a listed system and does not provide alarm and notification features consistent with acceptable standards.	Replace the fire alarm system with a new, listed automatic fire alarm system in accordance with NFPA 72 and ACCORD standards.	Design within 4 months Install within 9 months
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F-8	Fire Protection	Inspection, testing and maintenance of the automatic fire alarm system is not in accordance with NFPA 72.	Inspect, test and maintain the automatic fire alarm system and keep written records on-site, in accordance with NFPA 72 (after installation).	Within 1 month
F-9	Fire Protection	The building is equipped with single-station smoke alarms.	Remove single-station smoke alarms. Provide automatic smoke detection throughout the building, tied into the fire alarm system, in accordance NFPA 72.	Design within 4 months Install within 9 months
F-10	Fire Protection	The required standpipe system is not installed in accordance with the ACCORD standard and NFPA 14.	Install a new standpipe system in accordance with ACCORD standard 5.4 and NFPA 14. A class III system shall be highest occupiable floor 10 m (33 ft.) above grade or more.	Design Within 3 months Install within 6 months





F-11	Fire Protection	Inspection, testing and maintenance of the fire pump system is not in accordance with NFPA 20 and the standpipe system is not in accordance with NFPA 14.	Inspect, test and maintain the fire pump and standpipe system and keep written records on- site, in accordance with NFPA 20 and NFPA 14 respectively (after installation).	Within 1 month
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F-12	Egress	Handrails are not provided on both sides of both exit stairs.	Provide handrails on both sides of the exit stair. New handrails shall have a minimum height of 865 mm (34 in.) and a maximum height of 965 mm (38 in.) as measured from the leading edge of the tread. Intermediate handrails shall be provided when the stair width exceeds 2.2 m (87 in.)	Within 3 months
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F-13	Egress	Exit capacity is not adequate for the occupant loads on the 3rd and 4th floors. Exit capacity was 362 occupants. The 3rd floor and 4th floor occupant load was 510.	Reduce occupant load to not more than 323 occupants immediately. In the future, if a greater occupant load is desired, provide additional exits.	Immediate
F-14	Egress Lighting	Manual on-off switch is provided for emergency lighting and exit signage units.	Remove manual on/off switches from emergency Lighting & exit signage units to prevent them from being	Within 1 month



F-15	Egress	Building did not have stair designation sign, occupant load sign & floor level signs at required locations.	Provide occupant load sign, stair & floor designation signs at required locations.	Immediately
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F-16	Fire Rated Construction	Electrical panels were located in the S-E exit stair enclosure. At ground floor.	Remove and re-locate all electrical panels from exit stair enclosures.	Within 3 months
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F-17	Fire Rated Construction	Diesel fuel storage was located inside the generator room.	Remove all diesel fuel storage from the generator room and relocate to the exterior such that the diesel fuel storage is at least 10 ft from required egress paths. If located along egress paths or in utility building, separate the diesel fuel storage with 2-hr fire rated construction. There shall be no diesel fuel storage in a factory production building.	Immediately
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F-18	Fire Rated Construction	N-W exit stair do not discharge the occupant directly to the outside.	Modify stair to discharge directly outside. Or Provide 2-hr fire-rated exit passageway leading directly outside (vestibules to separate any storage areas). Or Provide sprinkler protection for discharge floor in accordance with NFPA 13.	Within 6 months
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