

FIRE SAFETY INSPECTION REPORT

SPRING TRADE LTD

**PLOT #42, KONAPARA TENGURI, ZIRANI BAZAR
POST : BKSP, SAVAR DHAKA**

OTHER FACTORIES: NONE



ACCORD
on Fire and Building Safety in Bangladesh

May 3, 2014

SUMMARY

Spring Trade Ltd was surveyed for fire safety on 5/3/2014 by Hughes Associates, Inc. This summary identifies the major deficiencies that were identified during the inspection.

The purpose of this 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.

Tables 1 - 2 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 - Spring Trade Ltd. I

No.	Category	Finding	Recommendation	Remediation Timeframe
F-1	Fire Rated Construction	The exit stairs are not separated from work areas, on each floor by fire-rated construction.	<p>Provide minimum 1.5-hr fire rated doors and seal all unprotected openings to separate the exit stairs from work areas and other building spaces on all floor levels. Ensure that the fire doors are self-closing and positive latching and that they are provided with fire exit (panic) hardware where serving production floors.</p> <p>If fire doors are required to be held open for functional reasons, provide automatic-closing devices tied to the fire alarm system.</p>	Within 3 months



F-2	Fire Rated Construction	The storage room is not separated by fire-rated construction. Storage room is located in the ground floor.	Separate the storage room by a minimum 1-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations	Within 3 months
-----	-------------------------	---	---	-----------------



F-3	Fire Rated Construction	The generator and transformer room is not separated by fire-rated construction due to unprotected openings. Room is located at ground floor.	Separate the generator and transformer room by a minimum 2-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations	Within 3 months
-----	-------------------------	---	---	-----------------

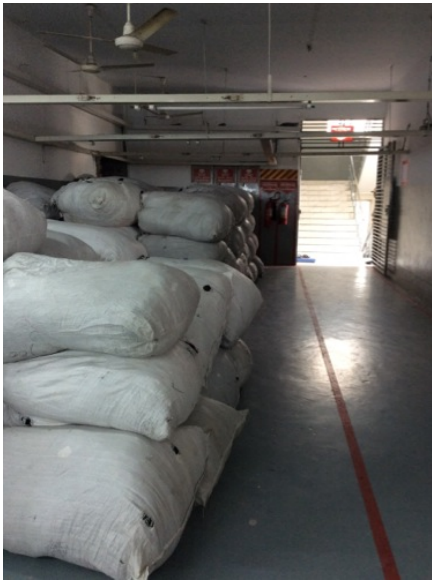


F-4	Fire Rated Construction	The boiler room is not separated by fire-rated construction unprotected openings and penetrations.	Separate the boiler room by a minimum 1-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations	Within 3 months
		Boiler room is located in the ground floor.		





F-5	Fire Rated Construction	Areas used for combustible storage are not separated by fire-rated construction. Storage were located at the 1st floor.	Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction. Where separate storage rooms are not feasible, provide defined storage areas and limit the storage arrangement as follows: - Maximum height of 2.4m and maximum area of 23m ² - If sprinkler protected: maximum height of 3.66m and maximum area of 93m ² Separate areas of unenclosed combustible storage by a minimum clear distance of 3m.	Within 3 months
-----	-------------------------	--	--	-----------------



F-6	Egress	Egress doors / gates with locking features are provided at most exit stairs, some stairs have sliding glass doors.	Remove locking features from all egress doors / gates. If locks are required for security reasons, utilize special door locking features complying with NFPA 101.	Immediate
-----	--------	--	--	-----------



F-7	Egress	Exit capacity is not adequate for the occupant load. 1st, 2nd and 3rd floors have an exit capacity of 400 occupants and an occupant load of 450	Reduce occupant load to not more than available exit capacity of 400 occupants. In the future provide an additional emergency exit stair at the west side of the floors.	Immediate
F-8	Egress	Exit stair door/egress door serving 50 or more occupants does not swing in the direction of egress travel. Most locations doors swings incorrectly.	Modify the egress door to swing in the direction of egress travel.	Within 3 months





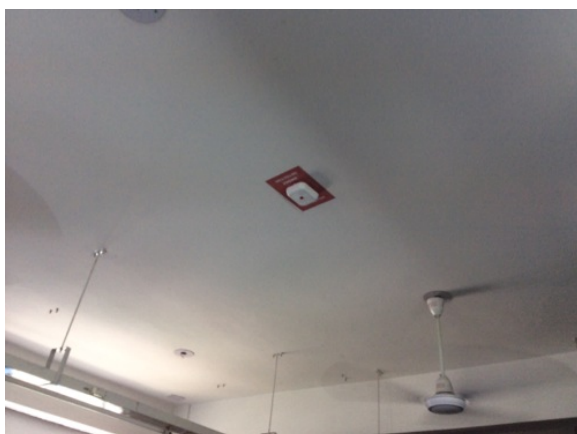
F-9	Fire Protection	The fire alarm system is antiquated, not a listed system, and does not provide alarm and notification features consistent with acceptable standards.	Replace the fire alarm system with a new, listed addressable fire alarm system in accordance with NFPA 72.	Design within 4 months, install within 9 months
-----	-----------------	--	--	---



F-10	Fire Protection	Inspection, testing, and maintenance for the fire alarm system was not in accordance with NFPA 72.	Inspect, test and maintain the fire alarm system, and keep written records on-site, in accordance with NFPA 72.	Within 3 months
------	-----------------	--	---	-----------------



F-11	Fire Protection	The building is equipped with single-station smoke alarms. Smoke alarm activation sounds only a local alarm and does not provide automatic fire alarm notification of occupants.	Replace the single-station smoke alarms. Provide automatic smoke detection throughout the building in accordance with NFPA 72.	Within 6 months
------	-----------------	--	--	-----------------



F-12	Egress Lighting	Inspection, testing, and maintenance records for the emergency lighting system were not available.	Inspect, test and maintain the emergency lighting system in accordance with The ACCORD standard. Keep written records on-site.	Within 3 months
------	-----------------	--	--	-----------------

Table 2. Findings And Recommendations - Spring Trade Ltd. II

No.	Category	Finding	Recommendation	Remediation Timeframe
F-1	Fire Rated Construction	The exit stairs are not separated from work areas, on each floor by fire-rated construction.	<p>Provide minimum 1.5-hr fire rated doors and seal all unprotected openings to separate the exit stairs from work areas and other building spaces on all floor levels. Ensure that the fire doors are self-closing and positive latching and that they are provided with fire exit (panic) hardware where serving production floors.</p> <p>If fire doors are required to be held open for functional reasons, provide automatic-closing devices tied to the fire alarm system.</p>	Within 3 months



F-2	Egress	<p>Egress doors with locking features are provided at building exits, exit stairs, along egress routes, and at exit discharge.</p> <p>Lockable swing or sliding doors at all exit stairs, all gates were open and unlocked during the inspection.</p>	<p>Remove locking features from all egress doors / gates.</p> <p>If locks are required for security reasons, utilize special door locking features complying with NFPA 101.</p>	Immediate
-----	--------	---	---	-----------



F-3	Egress	<p>Exit stair door serving 50 or more occupants does not swing in the direction of egress travel.</p>	<p>Modify the egress door to swing in the direction of egress travel.</p>	Within 3 months
-----	--------	---	---	-----------------



F-4	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 addressable fire alarm system in accordance with NFPA 72.	Design within 4 months, install within 9 months
-----	-----------------	--	--	---



F-5	Fire Protection	Inspection, testing, and maintenance for the fire alarm system was not in accordance with NFPA 72.	Inspect, test and maintain the fire alarm system, and keep written records on-site, in accordance with NFPA 72.	Within 3 months
-----	-----------------	--	---	-----------------

F-6	Fire Protection	The building is equipped with single-station smoke alarms. Smoke alarm activation sounds only a local alarm and does not provide automatic fire alarm notification of occupants.	Replace the single-station smoke alarms. Provide automatic smoke detection throughout the building in accordance with NFPA 72.	Within 6 months
-----	-----------------	--	--	-----------------



F-7	Egress Lighting	Inspection, testing, and maintenance records for the emergency lighting system were not available.	Inspect, test and maintain the emergency lighting system in accordance with The ACCORD standard. Keep written records on-site.	Within 3 months
-----	-----------------	--	--	-----------------