

FIRE SAFETY INSPECTION REPORT

Factory Name: Sublime Greentex Limited

ACCORD ID: 23102

ADDRESS: Gilarchala, Sreepur, Gazipur

Other Factories: Executive Intimates Ltd.



Inspected By: Muzaddir Alfi Sani

Date: 25 February, 2018.

Fire Safety Inspection Report

Factory Name: Sublime Greentex Limited

Introduction:

Sublime Greentex Limited complex was surveyed for fire safety on 25/02/2018 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.

Limitations

The information in this fire safety inspection report was obtained during a visit to the facility and during interviews with local factory management. It has not been possible to provide independent verification for all the information and data collected, and, therefore, The Accord cannot accept general responsibility for omissions or errors arising from inaccuracies in this report from the information obtained.

The findings and recommendations in this report are not intended to imply, guarantee, ensure or warrant compliance with any government regulations. Additionally, the results do not imply in any way that compliance with the findings or recommendations as stated in this report will eliminate all hazards, risks or exposures or that hazards, risks or exposures not referred to in this report do not exist. Compliance with the findings and recommendations stated in this report does not relieve the factory owner from obligation to comply with specific project requirements, industry standards, or the provisions of any local government regulations.



General Factory Information

Factory Building name(s): Sublime Greentex Limited

Factory Address: Gilarchala, Sreepur, Gazipur

Points of contact:

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Findings & Recommendations :

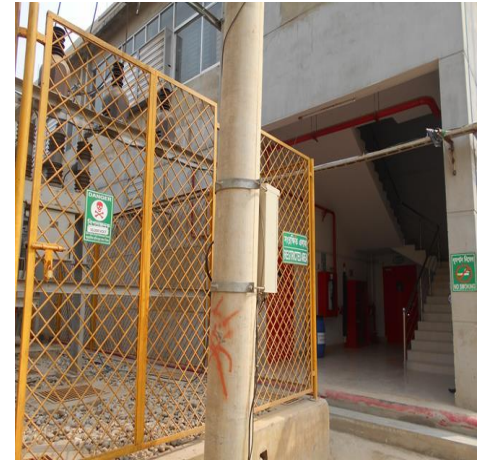
Table 1 summarizes the major fire safety issues identified during the inspection. Recommendations have been provided to address each issue. An implementation schedule shall be developed by the factory to remediate each of the findings. The specific timing of improvements, including any requested extensions due to design / installation constraints, shall be submitted to the Accord for approval.

Sl No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
1	Fire Rated Construction	The exit stairs are not separated from [work areas, other spaces] on each floor by fire-rated construction. Location: Building 1 & Building 2.	Stair shall be enclosed with a minimum 2-hr fire-rated construction. Seal all unprotected openings and provide minimum 2-hr fire rated doors to separate the exit stairs from work areas and other building spaces on all floor levels. Ensure that the fire doors are self-closing, positive latching and that they are provided with fire exit (panic) hardware where serving production floors. If fire doors are required to be held open for functional reasons, provide automatic-closing devices tied to the fire alarm system. Note: The gap between floor level and fire door was not found as per standard, door co-ordinator & door closure was found missing during inspection. Also, fire door was found held open by external forces.	Within 3 months	  



SI No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
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2	Fire Rated Construction	The exit discharge path serving west exit stair is less than 10 ft. wide and is not separated from the transformer. Location: building 2.	Seal all penetrations and openings to the interior of the building along the discharge path, up to a height of 10 ft. to provide a minimum 1-hr fire separation. Alternatively, provide a second remote discharge path to the public way (only include this if feasible).	Within 3 months
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Sl No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
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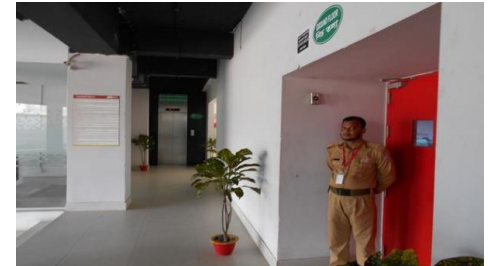
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Fire Rated
Construction

The exit stairs discharge inside the building to the ground floor.
Location: Building 1.

Modify the stairs to discharge directly outside.
Alternately, provide 2-hr fire rated exit passageway leading directly outside (vestibules to separate any storage areas).

Within 6
months



SI No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
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4

Fire Rated Construction

The secondary exit stair is not separated from the compressor shed.
Location: Dinning at 1st floor of Building-2.

Secondary exit stair shall be separated by minimum 2-hr fire-rated construction and The rating of the exterior wall shall extend 3.05 m (10 ft.) beyond the ends of the stair structure. Provide minimum 2-hr fire rated doors to separate the exit stairs from work areas and other building spaces on all floor levels. Ensure that the fire doors are self-closing, positive latching and that they are provided with fire exit (panic) hardware where serving production floors.

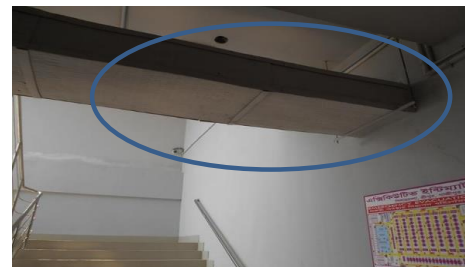
If fire doors are required to be held open for functional reasons, provide automatic-closing devices tied to the fire alarm system.

Within 3 months



SI No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
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5	Fire Rated Construction	Unsealed penetrations and openings are located in exit stair enclosures. Location: Building 1 & Building 2.	Seal all penetrations and openings in the wall of exit enclosure walls (full thickness of the wall) by fire rated materials to maintain the fire resistance rating.	Within 1 month	
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Sl No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
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| 6 | Fire Rated Construction | Penetrations through floor/ceiling assemblies are found unsealed. (Electrical Riser) | Seal all penetrations and openings in floor/ceiling (full thickness of the floor/ceiling) assemblies by fire rated materials to maintain the fire resistance rating. | Within 3 months |    |
| | | Location: Building 1 & Building 2. | Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required. | | |



SI No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
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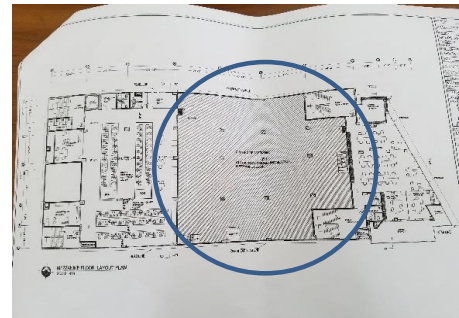
Fire Rated Construction

1st floor of Building-1 has 3 parts. One part (Middle Part of the floor) is Pre-fabricated steel (Part-1) which is non-rated structure and another 2 parts is RCC frame (Part-2 & 3). Part-1, Part 2 and Part-3 are not physically separate buildings but have a structurally independent fire wall separating them. From visual inspection all those structural members were found free of damage during assessment.

Since the structure is steel-composite type and all the RCC panels are resting on the steel beams and slab. Hence, ground & 1st floor of the building is not separated by a fire resistive rated protection construction barriers.

Provide fire-resistive rated construction barriers between floors following Section 4.4 and Table 4.4.1 of the Accord Standard or Table 3.3.1 and Table 4.1.1 from BNBC Part 4. Consult a qualified fire protection engineer to design the rated construction barriers.

Within 6 months



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8	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancy/areas. Location: Building 2.	Rooms used for storage of combustible materials shall be separated from the surrounding occupancy with a minimum 1 hour construction. Note: The gap between floor level and fire door was not found as per standard, door co-coordinator & door closure was found missing during inspection.
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Within 3 months



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9	Fire Rated Construction	Generator & Sub-Station room is not properly separated by fire rated construction with each other. Location: Building 3	Generator & Boiler room shall be separated from other occupancies by a minimum 2-hr fire rated construction (wall, floor, slab etc.). Seal all penetrations and openings (door, window etc.) should be protected by 1.5-hr fire rated materials to maintain the fire separation if required. All exhaust systems shall discharge to the exterior of the building in a safe location. Or Relocate it to exterior of the building and maintain a minimum 3m (10 ft.) spatial separation distance from the building.	Within 3 months	
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10 Fire Rated Construction

All elevator machine rooms were not separated by fire rated construction. The elevator machine rooms in Building 1 was not provided with fire rated doors and was open with exit stair enclosure.

Separate the elevator machine rooms. by a minimum 2-hr fire rated construction. Seal and/or protected all openings to maintain the required fire separations

Within 3 months



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11	Egress	Handrails are not provided in the exit stair. Location: Building 1.	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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12	Egress	Parapets or guards are not provide in Occupiable roof. Location: Building 1 & Building 2.	Provide parapets or guards with a minimum height of 1067mm (42 inch.).	Within 3 months	
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SI No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
13	Fire Alarm & Detection System	The addressable fire alarm system installation is going on without approval from AHJ. Location: Building 1, Building 2, Building 3, Shed.	Submit As-Built drawing to AHJ for approval and replace or modify the fire alarm system in accordance with NFPA 72.	Within 2 months (Design submission) & 6 months (Installation)	
14	Fire Alarm & Detection System	Inspection, testing, and maintenance for the fire alarm system is not in accordance with NFPA 72 or as per Accord standard. Location: Building 1, Building 2, Building 3, Shed.	Inspect, test and maintain the fire alarm system, and keep written records on-site, in accordance with NFPA 72 or as per Accord standard.	Within 3 Months	



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15	Water Based Fire Protection System	The existing factory building with an Occupiable floor greater than 10 m (33 ft.) above the finished grade is not protected with an approved standpipe system. Location: Building 1.	Submit As-Built drawing to AHJ for approval and replace or modify the standpipe system in accordance with NFPA 14.	Within 2 months (Design submission) & 9 months (Installation)	
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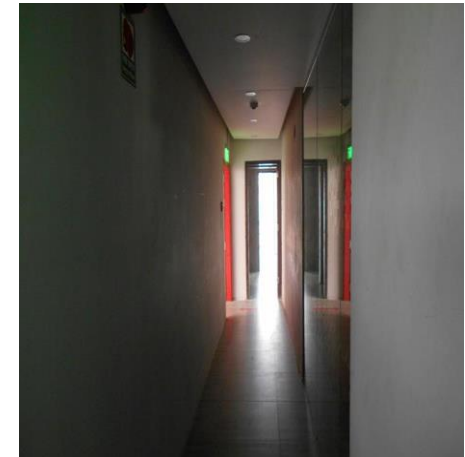
16	Water Based Fire Protection System	Inspection, testing, and maintenance of the standpipe system is not in accordance with NFPA 14 or as per Accord standard. Location: Building 1.	Inspect, test and maintain the standpipe system and keep written records on-site, in accordance with NFPA 14 or as per Accord standard.	Within 3 months	
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17	Portable Fire Fighting System	Inspection, testing, and maintenance for the portable fire extinguisher is not in accordance with NFPA 10 or as per Accord standard. Location: Building 1, Building 2, Building 3 & Shed.	Inspect, test and maintain the portable fire extinguisher and keep written records on-site in accordance with NFPA 10 or as per Accord standard.	Within 1 month	
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18	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: Building 1, Building 2.	Test the emergency lighting system on each floor and provide additional emergency fixtures to provide adequate illumination along the means of egress. Provide a minimum illumination of 10 lux at the floor level within exit stairs and exit discharge paths and minimum 2.5 lux along exit access aisles.	Within 3 months	
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19	Egress Lighting	Inspection, testing, and maintenance for the exit sign and emergency lighting system was not in accordance with The ACCORD standard. Location: Building 1, Building 2.	Inspect, test and maintain the exit sign and emergency lighting system in the accordance with The ACCORD standard. Keep written records on-site.	Within 1 month	
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