

FIRE SAFETY INSPECTION REPORT

BEA-CON KNIT WEAR LIMITED

ACCORD ID: 12050

SOUTH SALNA, SALNA BAZAR, GAZIPUR

OTHER FACTORIES: NONE



ACCORD
on Fire and Building Safety in Bangladesh

February 13, 2015

SUMMARY

Bea-Con Knit Wear Limited was surveyed for fire safety on 2/13/2015 by Jensen Hughes. 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.

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 access corridors are not provided with 1 hr. fire resistance rating or approved NFPA 13 sprinkler system on the 4th floors	Provide exit access corridors with 1 hr. fire resistance rating or approved NFPA 13 sprinkler system.	Within 3 months





F-2	Fire Rated Construction	The boiler and compressor rooms are not separated by fire-rated construction due to openings, non-rated doors and penetrations on the ground floor.	Separate the boiler and compressor rooms by a minimum 2-hr fire rated construction for high rise. Seal and/or protect all openings to maintain the required fire separations. When located to the exterior of a building, 3m (10 ft.) separation is required. Provide proper ventilation and consult a qualified engineer.	Within 3 months
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F-3	Fire Rated Construction	Areas used for combustible storage open to the factory are not separated by fire-rated construction on the 1st, 2nd, 3rd and 4th floors.	<p>Provide defined storage areas and limit the storage arrangement as follows:</p> <ul style="list-style-type: none"> - Maximum height of 2.45m (8ft.) and maximum area of 23m² (250 ft²) <p>Separate areas of unenclosed combustible storage by a minimum clear distance of 3m (10ft.).</p>	Within 3 months
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F-4	Fire Rated Construction	Rooms used for combustible storage are not separated by fire-rated construction on ground and 4th floors.	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 2.45m (8ft.) and maximum area of 23m ² (250 ft ²) - If sprinkler protected: maximum height of 3.66m (12ft.) and maximum area of 93m ² (305ft ²) Separate areas of unenclosed combustible storage by a minimum clear distance of 3m (10ft.).	Within 3 months
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F-5	Fire Rated Construction	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction.	The exit stair enclosure shall be provided with a minimum 1-hr fire resistance rating for buildings with 3 or fewer stories and a minimum of 2-hr fire resistance rating for buildings 4 or more stories.	Within 3 months
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F-6	Fire Rated Construction	The exit stairs are not separated from work areas and other spaces on each floor by fire-rated construction.
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Provide minimum 1.5-hr fire rated doors for buildings that are 4 or more stories. 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.

Within 3 months

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.





F-7	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 fire separation.	Within 3 months
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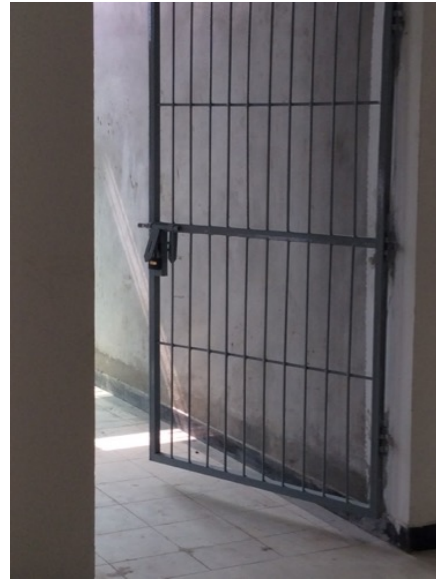


F-8	Fire Rated Construction	Storage room discharges directly into exit stair enclosure on the ground and 2nd floor.	Openings from exit enclosure to storage room spaces shall be provided with a vestibule with fire rated construction and openings. Provide a 1.5 hr. fire rated door on the exit stair side and a 1-hr. fire rated door on the storage 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-9	Egress	Building did not have stair designation signs and occupant load signs at required locations on all the floors.	Provide stair designation signs and occupant load signs at required locations.	Immediately
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F-10	Egress	Egress doors and gates with locking features are provided at building exits, exit stairs, along egress routes and exit discharge on all the floors. All gates and doors were open during inspection.	Remove locking features from all egress doors and gates . If locks are required for security reasons, utilize special door locking features complying with NFPA 101 and ACCORD standard 6.8.2.	Immediately
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F-11	Egress	Storage was located in the egress path on 1st, 2nd, 3rd, 4th and 5th floors.	Keep egress paths and stairs	Immediately clear of storage.
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F-12	Egress	Storage was located in the exit stair on the ground and 2nd floors.	Remove all storage from exit stairs and egress paths.	Immediately
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F-13 Egress

Collapsible gates are provided at building exits, exit stairs and exit discharge on all the floors.

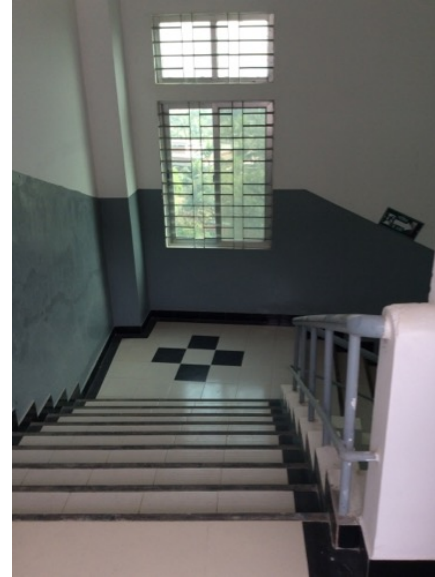
Replace all gates along the means of egress with side-hinged, swinging egress doors in accordance with ACCORD standard 6.8.1.

Within 1 month





F-14	Egress	Exit stairs serve more than 5 stories and do not have required re-entry provisions on all the floors.	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-15	Egress	Handrails are not provided on both sides of the exit stair.	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



F-16	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
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F-17	Fire Protection	The high-rise building has an occupied floor greater than 23m (75 ft.) and is not provided with automatic sprinkler protection. The large occupant loads, heavy fuel loading and anticipated extended egress times warrant sprinkler protection.	Provide automatic sprinkler protection throughout the building in accordance with NFPA 13.	Design within 6 months, install within 12 months
F-18	Fire Protection	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10.	Inspect, test and maintain the portable fire extinguishers and keep written records on-site, in accordance with NFPA 10.	Within 3 months
F-19	Fire Protection	Inspection, testing and maintenance for the fire alarm system is 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-20	Fire Protection	Fire department connection is not provided.	Provide fire department connection in accordance with ACCORD standard 5.5.4.	Within 3 months
F-21	Fire Protection	Inspection, testing and maintenance of the standpipe system is not in accordance with NFPA 14.	Inspect, test and maintain the standpipe system and keep written records on-site, in accordance with NFPA 14.	Within 3 months
F-22	Fire Protection	Visible and audible notification was not provided for the building in accordance with NFPA 72.	Provide visible and audible notification for the building in accordance with NFPA 72.	Within 3 months





F-23	Fire Protection	The required standpipe system is not installed in accordance with the ACCORD standard.	Install a new standpipe system in accordance with ACCORD standard 5.4 and NFPA 14.	Within 6 months
			A class III system shall be installed in buildings with the highest occupiable floor 10 m (33 ft.) above grade or more. A class I system shall be permitted in buildings protected throughout by an approved automatic sprinkler system.	



F-24	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.	Remove single-station smoke alarms. Provide automatic smoke detection throughout the building, tied into the fire alarm system, in accordance with NFPA 72.	Within 9 months
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F-25	Egress Lighting	Exit signage was not provided along a path of egress and in a readily visible location on all the floors.	Provide exit signs above all building exits to the exterior, all doors to the exit stairs and along all paths of travel where a change of direction is not obvious.	Within 1 month
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F-26	Egress Lighting	Emergency lighting did not function in test mode burned out, and broken on all factory floors.	Regularly test the emergency lighting system on each floor and replace/repair lights as needed.	Within 1 month
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F-27	Egress Lighting	Inspection, testing and maintenance for the emergency lighting system was not in accordance with The ACCORD standard.	Inspect, test and maintain the emergency lighting system in the accordance with The ACCORD standard. Keep written records on-site.	Within 3 months
F-28	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes on 1st, 2nd, 3rd and 5th floors.	Test the emergency lighting system on each floor and provide additional emergency fixtures to supply adequate illumination along the means of egress. Provide a minimum illumination of 10 lux at the floor level within exit stairs and along exit discharge paths and a minimum 2.5 lux along exit access aisles.	Within 3 months
