

FIRE SAFETY INSPECTION REPORT

REGENCY GARMENTS LIMITED

ACCORD ID: 11878

UNIT-1-SECTOR-1, PLOT# 60-62, CEPZ, CITTAGONG

OTHER FACTORIES: NONE



ACCORD
on Fire and Building Safety in Bangladesh

April 4, 2015

SUMMARY


Regency Garments Limited was surveyed for fire safety on 4/4/2015 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	Unsealed electrical shafts are located in the fire-rated floor/ceiling assemblies on third, fourth and fifth floors.	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
				
F-2	Fire Rated Construction	The exit stair enclosures are not separated from storage spaces on ground and first floors by fire-rated construction.	The exit stair enclosure shall be provided with a minimum 2-hr fire resistance rating.	Within 3 months



F-3	Fire Rated Construction	Electrical panels were located in the north east and north west exit stair enclosures.	Remove and re-locate all electrical panels from exit stair enclosures.	Within 3 months
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F-4	Fire Rated Construction	Storage room discharges directly into all exit stair enclosures.	Openings from exit enclosure to storage 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-5	Fire Rated Construction	The west exit stair on the fourth floor and south west exit stair on the ground floor are not separated from work areas and other spaces by fire-rated construction. The fire doors were not self-closing.	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.	





F-6	Fire Rated Construction	The elevator under construction does not have the proper fire rating for the shaft.	Provide the proper 2 hr. fire rating for the shaft.	Within 3 months
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F-7	Fire Rated Construction	Flammable liquid storage area is not separated by fire-rated construction in the egress court.	Separate the flammable liquid storage room by a minimum 2-hr fire-rated construction. Seal and protect all openings to maintain the required fire separations.	Within 3 months
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F-8 Fire Rated Construction

The EMR room is not separated by fire-rated construction due to openings and non-rated doors on the fifth floor. The compressor room is not separated by fire-rated construction due to penetrations on the ground floor.

Separate the EMR and compressor room by a minimum 1-hr fire-rated construction for non-high rise. Seal and 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



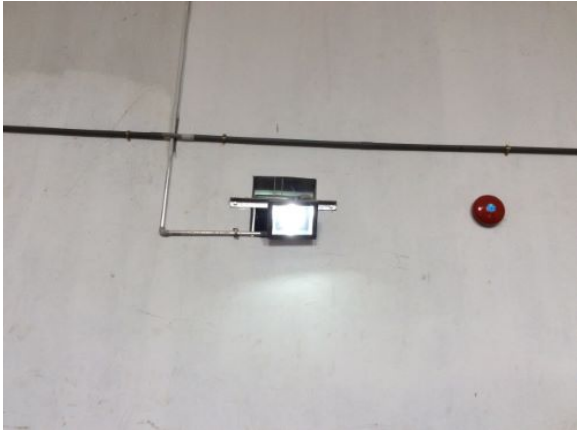


F-9	Fire Rated Construction	Areas used for combustible storage open to the factory are not separated by fire-rated construction on third and fourth floors.	Provide defined storage areas and limit the storage arrangement as follows: - Maximum height of 2.45m (8ft.) and maximum area of 23m ² (250 ft ²) - 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-10	Fire Rated Construction	Rooms used for combustible storage are not separated by fire-rated construction on the ground and third floors.	<p>Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction.</p> <p>Where separate storage rooms are not feasible, 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) - If sprinkler protected: maximum height of 3.66m (12ft.) and maximum area of 93m² (305ft²) <p>Separate areas of unenclosed combustible storage by a minimum clear distance of 3m (10ft.).</p>	Within 3 months
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F-11	Fire Rated Construction	Existing atrium in factory connecting ground and first floor is not properly protected.	Provide proper fire protection in accordance with ACCORD standard 3.7.	Within 6 months
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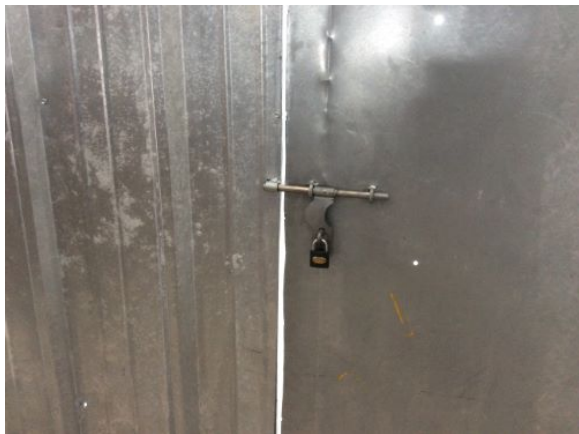
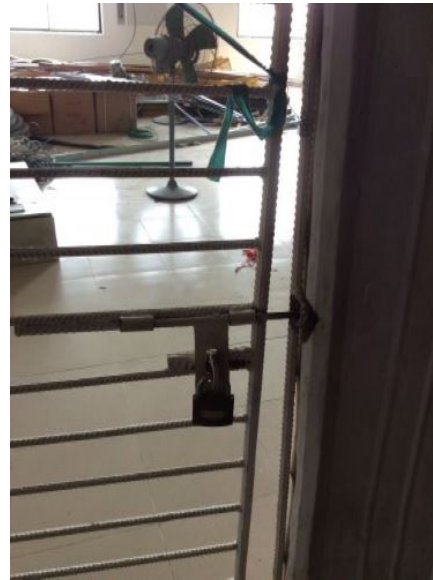
F-12	Fire Rated Construction	The exit discharge path serving the south east and north east exit stairs is less than 3 m (10 ft.) wide and is not separated from the building interior.	Seal all penetrations and openings to the interior of the building along the discharge path, up to a height of 10 ft., to provide a minimum 1-hr fire separation.	Within 6 months
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F-13	Egress	Building did not have stair designation signs at the exit stairs. Building did not have occupant load signs at the factory floors. Building did not have emergency evacuation plans on the fifth floor.	Provide stair designation signs, occupant load signs and emergency evacuation plans at required locations.	Immediately
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F-14	Egress	Egress doors with locking features are provided along egress routes and exit discharge. All doors were not open and unlocked during the 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-15	Egress	Storage was located in the egress path on ground, third and fourth floors. Obstructions were located in the egress paths on ground floor and egress court.	Keep egress paths and stairs immediately clear of storage.
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F-16	Egress	Storage was located in the north east and south west exit stairs	Remove all storage from exit stairs and egress paths.	Immediately
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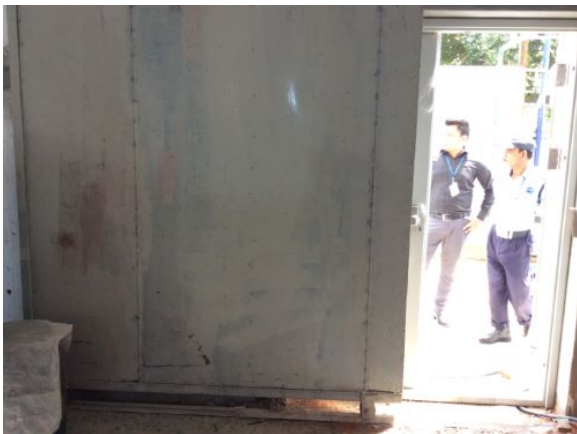


F-17 Egress

Sliding doors are provided at building exits and exit discharge.

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

Within 1 month



F-18	Egress	Common path of egress travel exceeds limit on the first floor.	Reconfigure the egress arrangement to reduce the maximum common path of travel to not more than 23 m (75 ft.) or 30 m (100 ft.) when complete sprinkler protection is provided.	Within 3 months
F-19	Egress	Dead-end aisles exceed 15 m (50 ft.) on the first floor.	Reconfigure the egress arrangement to reduce the maximum dead-end distance to not more than 15 m (50 ft.).	Within 3 months
F-20	Egress	The width of egress aisles is less than 36-in. on the second floor.	Provide minimum aisle widths of 36-in.	Within 3 months



F-21	Egress	Travel distance of egress exceeds limit on the first floor.	Reconfigure the egress arrangement or provide an additional exit to reduce the maximum travel distance to not more than: 45 m or 60 m (200 ft.) when a complete automatic fire alarm, portable fire extinguishers, and standpipe are present or 122 m (400 ft.) when a complete automatic sprinkler system, automatic fire alarm, portable fire extinguishers, and standpipe are present.	Within 3 months
F-22	Egress	Exit stairs serving first floor discharge inside the building on the ground floor. All these exit stairs are unenclosed and open to store.	Modify stair to discharge directly outside Or provide 2-hr fire-rated exit passageway leading directly outside (vestibules to separate any storage areas).	Within 6 months

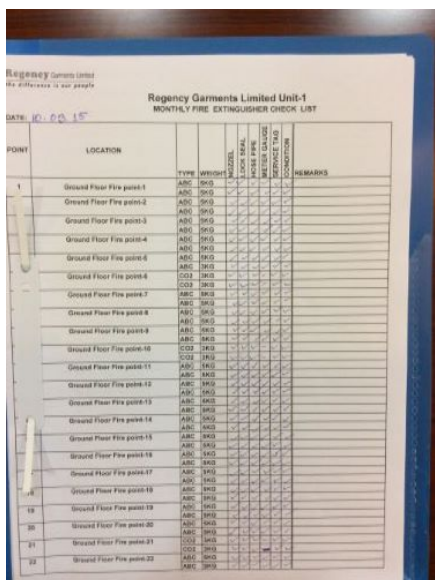


F-23	Fire Protection	Existing building greater than 2 stories with non-rated construction shall not exceed 2000 m ² (22,000 sq. ft.) per floor unless automatic sprinkler protection is provided throughout.	Provide automatic sprinkler protection throughout the building in accordance with NFPA 13.	Design within 6 months, install within 12 months
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F-24	Fire Protection	The required no smoking signs are not present in the factory.	Smoking is prohibited in any garment factory building or separate storage building. Signs shall be posted in Bengali and English at all building entrances. If the factory creates a designated smoking area outside the building, information of these areas will be posted on the signs.	Within 1 months
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F-25	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
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F-26 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-27 Fire Protection Fire department connection is not provided. Provide fire department connection in accordance with ACCORD standard 5.5.4. Within 3 months

F-28 Fire Protection Inspection, testing and maintenance of the fire pump system is not in accordance with NFPA 20. Inspect, test and maintain the fire pump system and keep written records on-site, in accordance with NFPA 20. Within 3 months

F-29 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-30	Fire Protection	Visible notification was not provided for the building in accordance with NFPA 72.	Provide visible notification for the building in accordance with NFPA 72.	Within 3 months
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F-31	Fire Protection	Fire pump did not meet ACCORD standard 5.5.1 and 5.5.1.1.	Update current fire pump or provide a new fire pump that meets ACCORD standard 5.5.	Within 6 months
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F-32	Egress Lighting	Exit signs were placed in areas that were not exits on the fourth floor at west exit stair entrance.	Remove exit signs from noted areas to avoid confusion from actual exits.	Immediately
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F-33	Egress Lighting	Exit signage was not provided at exit stair entrances on the fifth floor.	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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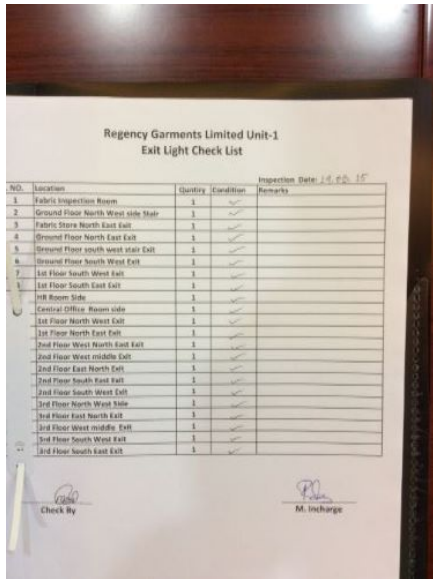


F-34 Egress Lighting

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-35 Egress Lighting

Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes at the factory 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