

FIRE SAFETY INSPECTION REPORT

Maxcom International (BD) Ltd. (New Building)

ACCORD ID: 23747

37 Hemayatpur, Savar, Dhaka

23.794057, 90.267209

Other Factories: None



Inspected by: Md. Rakibul Alam & Nirmal Chandra Sinha

Date: 25 August 2019



Summary

Maxcom International (BD) Ltd. (New Building) complex was surveyed for fire safety on 25 August 2019 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 stair separation from work areas & other spaces on each floor by fire-rated construction is not completed.	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 2 months





F-2	Fire Rated	Lift machine rooms not separated from exit stair enclosures.	Separate lift machine rooms by minimum 2-hr fire rated construction.	Within 2 months
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F-3	Fire Rated Construction	Electrical riser shaft separation work by fire rated door is not completed.	Complete the fire door installation to separate the utility risers from each floor level and seal all penetrations in floor/ceiling assemblies to maintain the required 2-hr fire separation.	Within 2 months
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F-4	Egress	Elevator shafts provided in exit stair enclosures.	Modify the elevator and stair enclosure arrangement in a way to satisfy Accord standard 6.14.3. Elevator shall not open into an exit enclosure. Elevator landing door shall be of 1.5-hr fire rated.	Within 4 months
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F-5	Fire Rated Construction	Areas on the 2nd, 3rd and 4th floor used for combustible storage open to the factory are not properly defined and/or not within limits.	Provide defined storage areas and limit the storage arrangement as follows: Maximum height of 2.45m (8 ft) and maximum area of 23 m² (250 ft²). If sprinkler protected: maximum height of 3.66m (12 ft) and maximum area of 93m² (1000 ft²). Separate the areas of unenclosed combustible storage by a minimum clear distance of 3 m (10 ft).	Within 3 months
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F-6	Fire Rated Construction	Storage rooms (bonded warehouse, finished carton and chemical) discharges directly into the exit stair enclosures.	Openings from exit enclosure to storage room, generator and transformer 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 Store, generator, sub-station 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-7	Fire Rated Construction	Unsealed penetrations and openings are located in exit stair enclosures and separation walls.	Seal all penetrations and openings in exit stair enclosure and separation walls to maintain the required fire separation.	Within 2 months
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F-8	Fire Rated Construction	Unsealed utility pipe shaft/penetration 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 2 months
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F-9	Egress	Exit stairs do not discharge directly to the outside. (N-E stair)	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 meeting Accord 6.17.3.	Within 4 months
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F-10	Fire Protection	The fire alarm system installation requires detailed review to confirm compliance with NFPA 72 and ACCORD standard.	Submit as-built drawings, testing records, equipment certification and other relevant documentation to the ACCORD for review and approval/acceptance test.	Within 2 months
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F-11 Fire Protection	The fire pump set installation requires detailed review to confirm compliance with NFPA 20 and ACCORD standard.	Submit as-built drawings, testing records, equipment certification and other relevant documentation to the ACCORD for review and approval/acceptance test.	Within 2 months
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F-12	Fire Protection	The high-rise building has an occupied floor greater than 23m (75 ft) and required sprinkler system installation not completed.	Provide automatic sprinkler protection throughout the building in accordance with NFPA 13 and ACCORD standards.	Design within 2 months Install within 4 months
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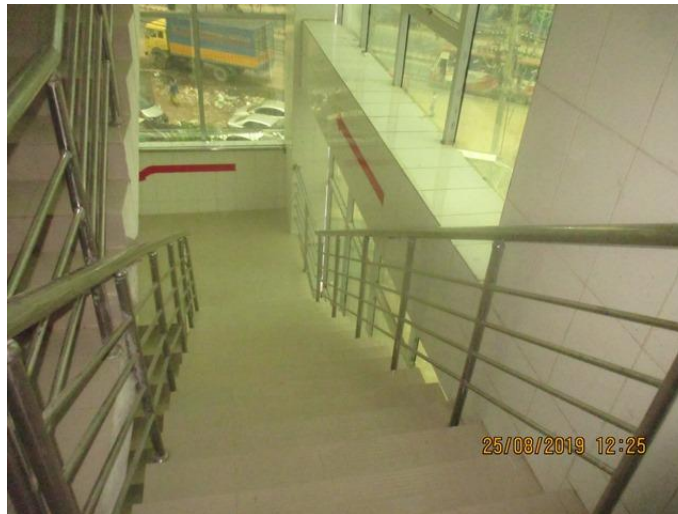


F-13	Fire Protection	Inspection, testing and maintenance of the automatic sprinkler system is not in accordance with NFPA 25.	Inspect, test and maintain the automatic sprinkler system and keep written records on-site, in accordance with NFPA 25 (after installation).	Within 7 months
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F-14	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 (after installation).	Within 3 months
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F-15	Egress	Width of exit stairs is less than 1.5 m (60 in.) (S-W and N-E stairs).	Provide exit stair minimum clear and unobstructed width of 1.5 m (60 in.) in accordance with Accord standard 6.5.6.2.1.	Within 4 months
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F-16	Fire Rated Construction	Dining at 8th floor and separation is not fully completed.	Separate the dining from other occupancies by 3-hr fire rated construction having two direct access to exit stair/outside of the building. Seal and/or protected all openings maintain the required fire separations.	Within 2 months
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F-17	Egress	Fire evacuation maps is not posted at the entrance of the exits at most of the floors.	Fire evacuation maps shall be posted at the entrance to each exits and exit stairs.	Within 1 month
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F-18	Egress Lighting	Exit signage not illuminated (burned out, broken, etc.).	Regularly inspect all exit signage and replace/install lights as needed to illuminate signs. The source of illumination shall provide not less than 50 lux at the illuminated surface with a contrast of not less than 0.5. Approved self-luminous signs which provide evenly illuminated letters having a minimum luminance of 0.2 cd/m2 may also be used.	Within 1 month
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F-19	Egress Lighting	Exit signage was not provided at several exits / along the path of egress / in a readily visible location.	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-20	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. (All stores and where required)	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
F-21	Egress	Building did not have occupant load sign at required locations.	Provide occupant load sign at required locations as per Accord standard 6.4.4.	Within 1 month
F-22	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 month

