

FIRE SAFETY INSPECTION REPORT

Montex Fabrics Ltd.

Factory ID: 23966

Nayapara, Kashimpur, Gazipur Sadar, Gazipur

23.98935, 90.31814

Other Factories: Mondol Yarn Dyeing Ltd.



**Inspected by: Md. Anayet Hossain, A N Faisal Ahmed, Md. Rakibul Alam,
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Date: 3 Feb 2020, 18 Mar 2020 & 9 Nov 2020



Fire Safety Inspection Report

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Introduction

Montex Fabrics Ltd. complex was surveyed for fire safety on 03 Feb 2020 and 18 Mar 2020 by The Accord Inspection Team and 09 November 2020 by The RSC 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 RSC. 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 RSC for approval.



Table 1. Findings And Recommendations

No.	Category	Finding	Recommendation	Remediation Timeframe
F-1	Fire Rated Construction	Exit stairs are not fully separated from work areas & other spaces on each floor by fire-rated construction due to unprotected openings and penetrations. (All building, several fire door installed but required separation not completed fully)	<p>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.</p> <p>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.</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> <p>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.</p>	Within 3 months





F-2 Egress

Egress gates on the all floor with locking features are provided at all exits & exit discharge. (Several buildings)

Remove locking features from all egress gates.

Immediately

If locks are required for security reasons, utilize special door locking features complying with ACCORD standard 6.8.2.



F-3 Fire Rated Construction Room on the ground floor used for combustible storage is not separated by a minimum 1-hr fire-rated construction. (Building-1, 6,7)

Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction.

Within 3 months



F-4 Fire Rated Construction Unsealed electrical and utility opening is located in the fire-rated floor/ceiling assemblies. (All buildings)

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-5	Fire Rated Construction	Areas on several floors several buildings 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 m ² (250 ft ²). If sprinkler protected: maximum height of 3.66m (12 ft) and maximum area of 93m ² (1000 ft ²). 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	Unsealed penetrations and openings are located in exit stair enclosures. (Several Buildings)	Seal all penetrations and openings in exit stair enclosure walls to maintain the required fire separation as per Accord 6.14.4.	Within 3 months
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F-7	Fire Rated Construction	The stairwell stairs are not enclosed in fire rated construction. (Building-1 extension, Building-4, 7)	Provide 2-hr continuous stairwell enclosure on each floor level.	Within 3 months
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F-8	Egress	Collapsible gates/ sliding doors or roll down shutter type doors are provided at the building exits, exit stairs, along egress routes and exit discharge.	Replace all gates, sliding Doors and rolling shutters along the means of egress with side-hinged, swinging egress doors. If locks are required for security reasons, utilize special door locking features complying with NFPA 101.	Within 1 month
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F-9	Fire Protection	The fire alarm system installation requires detailed review to confirm compliance with NFPA 72 and ACCORD standard. (All buildings/sheds)	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-10	Fire Protection	Inspection, testing and maintenance of the automatic fire alarm system is not in accordance with NFPA 72.	Inspect, test and maintain the automatic fire alarm system and keep written records on-site, in accordance with NFPA 72.	Within 3 months
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F-11	Fire Protection	The high-rise building has an occupied floor greater than 23m (75 ft) and is not provided with automatic sprinkler protection. (Building-1, 6, 7)	Provide automatic sprinkler protection throughout the building in accordance with NFPA 13 and ACCORD standards.	Design within 2 months Install within 6 months
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F-12	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 9 months
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F-13	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-14	Fire Protection	The standpipe system installation requires detailed review to confirm compliance with NFPA 14 and ACCORD standard. (Building 4, 7A)	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-15	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 1 month
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F-16	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 1 month
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F-17	Egress	Handrails are not provided on both sides of both exit stairs. (All buildings where missed)	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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F-18	Egress	Fire evacuation maps is not posted at the entrance of the exits at few of the floors at several buildings and not updated as per floor at building-7A.	Fire evacuation maps shall be posted at the entrance to each exits and exit stairs and update all evacuation maps according to current floor uses/layout.	Within 1 month
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F-19	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 1 month
F-20	Egress	The day-care room does not meet ACCORD standard 3.4.2.1.1. (Building-7, 1st floor)	Day-care shall be located on the ground floor with a maximum travel distance of 9 m (30 ft) or located one story above level of exit discharge with direct access to an exit enclosure. If the above is not possible provide a minimum 2-hr fire-rated exit corridor between the day-care room and exit stair with RSC approval.	Within 2 months



F-21	Egress	Occupiable roof is not provided with an adequate parapet / guard rail. (Buiding-1)	All occupiable roofs shall be provided with parapets or guards with a minimum height of 1067 mm (42 in.)	Within 3 months
F-22	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/m ² may also be used.	Within 1 month



F-23	Egress Lighting	Exit signage was not provided at all the exits / along the path of egress / in a readily visible location. (Several Locations)	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-24	Egress Lighting	Manual on-off switch is provided for emergency lighting and exit signage units.	Remove manual on/off switches from emergency Lighting & exit signage units to prevent them from being switched off.	Within 1 month
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F-25	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. (All buildings/sheds)	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 2 months
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F-26	Egress	Buildings did not have stair designation sign, occupant load sign & floor level signs at required locations.	Provide occupant load sign, stair & floor designation signs at required locations.	Within 1 month
F-27	Egress	Storage was located in the exit stairs, aisles exit ramp and corridors. (Several floors and locations at all buildings)	Remove all storage from exit stairs, aisles, ramps and corridors. Means of egress shall kept clear and unobstructed all time.	Immediately





F-28	Egress	A single means of egress is provided from building-1 top floor/7th floor extended part and building-2.	<p>Ground or basement story is allowed a maximum of 50 occupants and 23 m (75ft) travel distance.</p> <p>The second story is allowed a maximum of 30 occupants and 23 m (75ft) travel distance.</p> <p>All other stories require a minimum of 2 egress exits.</p> <p>Provide additional means of egress from building-1 top floor and Building-2.</p>	Within 2 months
F-29	Egress	<p>Exit stairs do not discharge directly to the outside.</p> <p>Building-1 extension part stair and old part south stair, east stair of building-4.</p>	<p>Modify stair to discharge directly outside.</p> <p>Or</p> <p>Provide 2-hr fire-rated exit passageway leading directly outside (vestibules to separate any storage areas).</p> <p>Or</p> <p>Provide sprinkler protection for discharge floor in accordance with NFPA 13 and comply Accord 6.17.3.</p>	Within 6 months





F-30	Fire Rated Construction	Exterior exit stair is not properly separated from the building. Building-4, 7, 7A, 9.	Exterior exit stairs shall be separated from the building with a rating requirement of 1 hr fire rating for 3 or fewer stories or 2 hr fire rating for 4 or more stories. The rating of the exterior wall shall extend 3.05 m (10 ft) beyond the ends of the stair structure.	Within 3 months
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F-31	Fire Rated Construction	The prayer rooms at building-1, prayer and training room at building-6, mosque at building-7A is not separated by fire-rated construction due to openings and non-rated doors.	Separate all the E4-small assembly occupancy by a minimum 3-hr fire rated construction having two direct access to exit stair/outside of the building. Seal and/or protect all openings to maintain the required fire separations.	Within 3 months
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F-32	Egress	The width of egress aisles is less than 36-in. At building-1.	Aisles shall be provided with a minimum unobstructed clear-width of 0.9 m (36 in.).	Within 3 months
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F-33 Fire Rated Construction

Exit access corridors are not provided with 1 hr fire resistance rating or approved NFPA 13 sprinkler system. (2nd and 4th floor of Building-1, 1st floor of building-7).

Provide exit access corridors with 1 hr fire resistance rating or approved NFPA 13 sprinkler system.

Within 3 months



F-34 Fire Rated Construction

Electrical panels were located in the exit stair enclosure. (Building-1 new, building-4, building-7A)

Remove and re-locate all electrical panels from exit stair enclosures.

Within 2 months





F-35 Fire Rated

Lift machine rooms not separated from exit stair enclosures. (Several Buildings)

Separate lift machine rooms by minimum 2-hr fire rated construction and opening. protection.

Within 2 months



F-36 Egress

Width of exit stairs is less than 0.9 m (36 in.) at building-4 and less than 1.5 m (60 in.) at building-2 and 9.

Provide exit stair minimum clear and unobstructed width of 0.9 m (36 in.) in accordance with Accord standard 6.5.6.2.2 at building-4 and 1.5 m (60 in.) in as per Accord standard 6.5.6.2.2 at building-2 and 9.

Within 4 months





F-37 Egress

Both side handrail is not provided at exit ramp of building-6 basement.

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.

Within 4 months



F-38	Fire Rated Construction	Exit ramp from building -6 basement is not separated from work areas & other spaces on each floor by fire-rated construction due to unprotected openings and penetrations.	Separate the exit ramp 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.	Within 3 months
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F-39	Fire Rated Construction	Floor slab was non-rated construction at N-W corner/stair of building-6.	Provide a minimum 2-hr fire-rated floor slab construction to ensure required floor to floor separation/rated construction barrier.	Within 3 months
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F-40	Egress	Common path of egress travel exceeds limit (measured 98 ft) at basement of building-6.	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-41	Fire Rated Construction	Hazardous materials / flammable liquid storage area is not separated by fire-rated construction (Building-2 & 7A)	Separate the hazardous materials / flammable liquid storage 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-42	Egress	Exits are not remotely located from each other such that a single fire event could compromise both exits (Building-7, mezzanine and 1st floor)	Modify exit arrangement to meet ACCORD standard 6.6.6. Or Provide additional exit(s) to meet ACCORD standard 6.6.6. Or Provide sprinkler protection in accordance with NFPA 13 to meet ACCORD standard 6.6.6.	Within 6 months
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F-43	Fire Rated Construction	Building-1 north exit stair is not protected from adjacent utility building (building-9) openings.	Separate/protect the exit stair 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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