

FIRE SAFETY INSPECTION REPORT

RUSSEL GARMENTS BD 1
OSMAN TOWER, 56/1, S.M. MALEH ROAD,
NARAYANGANJ

OTHER FACTORIES: NONE



ACCORD
on Fire and Building Safety in Bangladesh

April 29, 2014

SUMMARY

Russel Garments bd 1 was surveyed for fire safety on 4/29/2014 by Hughes Associates, Inc. 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	The boiler rooms on the 1st, 4th, 5th, and 7th floor are not separated by fire-rated construction (non-rated doors, and penetrations).	Separate the boiler rooms by a minimum 2-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations	Within 3 months
				
F-2	Fire Rated Construction	The generator rooms on the ground and basement floor are not separated by fire-rated construction (openings, non-rated doors, and penetrations).	Separate the generator rooms by a minimum 2-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations	Within 3 months



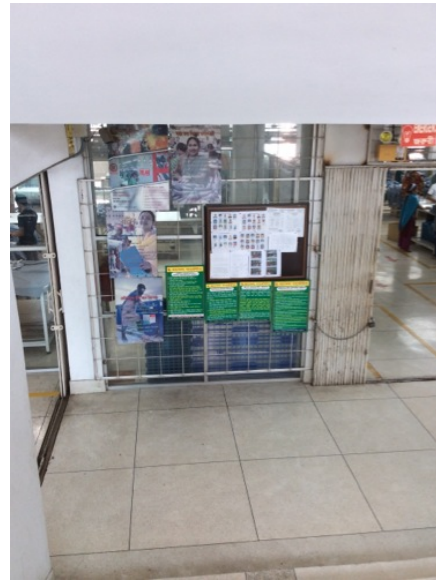
F-3	Fire Rated Construction	The transformer room on the ground floor and EMR room on the 6th floor are not separated by fire-rated construction (non-rated doors, penetrations).	Separate the transformer and EMR room by a minimum 2-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations	Within 3 months
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F-4	Fire Rated Construction	Rooms used for combustible storage on the 6th floor are not separated by fire-rated construction.	Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction.	Within 3 months
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F-5	Fire Rated Construction	The exit stairs are not separated from work areas on each floor by fire-rated construction.	Provide minimum 1.5-hr fire rated doors and seal all unprotected openings to separate the exit stairs from work areas 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. 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
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F-6	Fire Rated Construction	The exit stairs are not separated from storage on basement floor by fire-rated construction.	Provide minimum 1.5-hr fire rated doors and 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
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If fire doors are required to be held open for functional reasons, provide automatic-closing devices tied to the fire alarm system.



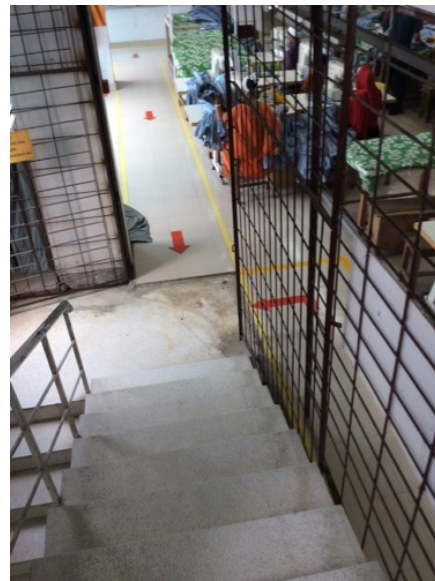


F-7	Fire Rated Construction	Unsealed penetrations and openings are located in the fire-rated floor/ceiling assemblies on each floor.	Provide a minimum 2-hr fire-rated shaft to separate the utility risers and the elevator shafts from each floor level. Seal all penetrations and openings in floor/ceiling assemblies to maintain the fire separation.	Within 3 months
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F-8	Fire Rated Construction	Unsealed penetrations and openings are located in the fire-rated floor/ceiling assemblies on each floor.	Provide a minimum 2-hr fire-rated shaft to separate the communicating stairs from each floor level. Seal all penetrations and openings in floor/ceiling assemblies to maintain the fire separation.	Within 3 months
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F-9	Fire Rated Construction	Areas used for combustible storage on the 1st and 6th floors are not separated by fire-rated construction.	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 2.4m and maximum area of 23m² - If sprinkler protected: maximum height of 3.66m and maximum area of 93m² Separate areas of unenclosed combustible storage by a minimum clear distance of 3m.	Within 3 months
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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.	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.	Immediate
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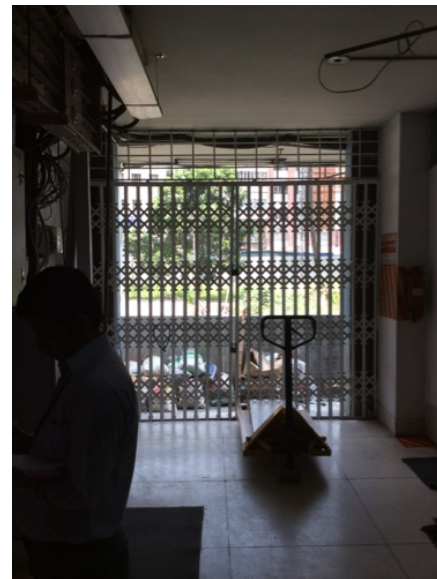
F-11	Egress	Collapsible gate is provided at building exit.	Replace all gate along the means of egress with side-hinged, swinging egress doors. If locks are required for security reasons, utilize special door locking features complying with NFPA 101.	Within 1 month
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F-12	Egress	Handrails are not provided in the northwest exit stair.	Provide handrails on each floor.	Within 3 months
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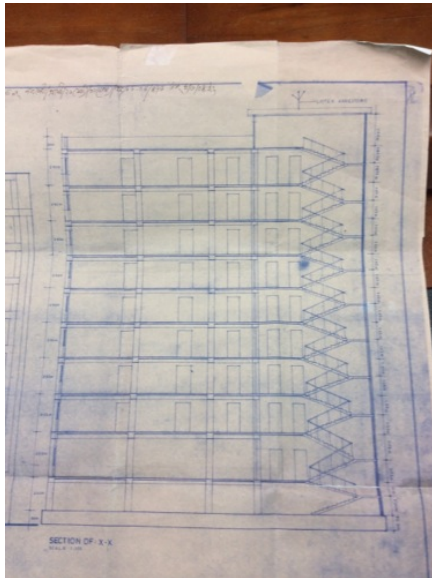
F-13	Egress	Southeast exit stair discharge inside the building on the ground floor.	Modify stair to discharge directly outside or Provide 2-hr fire-rated exit passageway leading directly outside (vestibules to separate any storage areas) or Provide sprinkler protection for discharge floor in accordance with NFPA 13.	Within 6 months
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F-14	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-15	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
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F-16	Fire Protection	Inspection, testing, and maintenance for the fire alarm system was 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-17	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 accordance with The ACCORD standard. Keep written records on-site.	Within 3 months
F-18	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes for the dining area.	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