

# INITIAL FIRE SAFETY INSPECTION REPORT

## Cotton Field (BD) Ltd (Relocated)

RSC ID: 24228

ADDRESS: Plot- 42/3, Rajnagar, Sataish Road, Tongi, Gazipur.

Other Factories: None



**Inspected By:** Md. Rafat Arefin & Md. Anisuzzman

**Date:** 28th September, 2021

# Fire Safety Inspection Report

Factory Name: Cotton Field (BD) Ltd (Relocated)

## Introduction:

**Cotton Field (BD) Ltd (Relocated)** complex was surveyed for fire safety on **28th September, 2021**. 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.

## Limitations

The information in this fire safety inspection report was obtained during a visit to the facility and during interviews with local factory management. It has not been possible to provide independent verification for all the information and data collected, and, therefore, The RSC cannot accept general responsibility for omissions or errors arising from inaccuracies in this report from the information obtained.

The findings and recommendations in this report are not intended to imply, guarantee, ensure or warrant compliance with any government regulations. Additionally, the results do not imply in any way that compliance with the findings or recommendations as stated in this report will eliminate all hazards, risks or exposures or that hazards, risks or exposures not referred to in this report do not exist. Compliance with the findings and recommendations stated in this report does not relieve the factory owner from obligation to comply with specific project requirements, industry standards, or the provisions of any local government regulations.

## General Factory Information

**Factory Building name(s):** 1. Building no-01 (Main Production Building)  
2. Building no- 05-Utility Building (Under Construction)  
3. Building no- 06-Admin building(Under Construction)

**Factory Address:** Plot- 42/3, Rajnagar, Sataish Road, Tongi, Gazipur.

### Points of contact:

1. Name: Khondker Nazmul Alam  
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2. Name: Mohammad Mahmud Hasan  
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## Findings & Recommendations :

Table 1- summarizes the fire safety non-compliant issues identified during the inspection. Recommendations have been provided to address each issue with specific remediation timeline.

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 & Recommendations)

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Fire Rated Construction	<p>Exit Enclosures and Exit discharge path are not properly fire separated from generator, boiler and compressor room by fire rated construction. Unsealed penetrations were observed. Fire door has been installed but found with excessive clearance and in some doors were not provided with required accessories.</p> <p><b>Location: Building no. 05</b></p>	<p>Provide minimum 2-hr fire rated separation exit enclosure. Provide minimum 1.5-hr fire rated doors and seal all unprotected openings and penetration to separate the exit stairs from work areas and other building spaces on all floor levels.</p> <p>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.</p>	Within 3 months





F-2	Fire Rated Construction	<p>The factory is using/storing liquified gas cylinders without proper separations.</p> <p><b>Location: (Near Building no. 5/Utility Building)</b></p>	<ol style="list-style-type: none"> <li>1. The storage building must be at least 3 meters away from any other building and boundaries.</li> <li>2. The exterior walls of the building must have a fire resistance rating of 3 hours using noncombustible construction.</li> <li>3. Doors and other openings in the exterior walls must be protected with suitable closing devices having a fire protection rating of 3 hours.</li> <li>4. The building is to be used for no other purpose than the storage of LPG/CNG cylinders.</li> <li>5. The building must be mechanically ventilated to control the accumulation of flammable vapors.</li> <li>6. The installations must be approved and accepted by the requirements of the AHJ, Gas supply company regulations, manufacturers/supplier's instructions/guidance, Chief Inspector of Boiler (CIOB) and Chief Inspector of Explosives Bangladesh (CIEB).</li> </ol>	Within 3 months
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F-3	Fire Rated Construction	<p>Areas used for in-process storage of combustible materials are open to the surrounding occupancy which are not separated by fire rated construction.</p> <p><b>Location: Production floors of Building no. 01</b></p>	<p>Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction.</p> <p>Or, Where separate storage rooms are not feasible, Provide defined storage areas and limit the storage arrangement as follows:-</p> <ol style="list-style-type: none"> <li>1. General Condition: Maximum height of 2.4m and maximum area of 23m<sup>2</sup>. Separate areas of unenclosed combustible storage by a minimum clear distance of 3m.</li> <li>2. If sprinkler protected: maximum height of 3.66m and maximum area of 93m<sup>2</sup>. Separate areas of unenclosed combustible storage by a minimum clear distance of 3m.</li> </ol>	Within 3 months
				

F-4	Fire Rated Construction	<p>Fire doors has been installed in the openings of required fire rated assemblies (Shaft areas, Exit stairs, Storage rooms, and other occupancy separations), However, fire door were found with following issues-</p> <ol style="list-style-type: none"> <li>1. Doors were kept open by means of door wedges.</li> <li>2. Doors were not provided with adequate/required hardware.</li> <li>3. Doors were found with excessive clearance.</li> <li>4. Doors were not provided with required positive latching.</li> <li>5. Fire doors and frames were found with holes that could impact the fire protection rating.</li> </ol> <p><b>Location: Shaft enclosures, Exit stairs, Storage rooms, and other occupancy separations of Building no. 01</b></p>	<p>Install the fire door as per NFPA 80.</p> <p>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.</p> <p>The clearance under the bottom of a fire door shall be a maximum of 19mm. From edges and top shall be limited to a maximum 4.8 mm. All measurement shall be taken from the "pull side" of the door.</p> <p><b>Any modification of fire doors beyond the job site preparation shall be approved by the door manufacturer.</b></p>	Within 3 months
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F-5	Fire Rated Construction	<p>Penetrations through fire rated floor/ceiling/wall assemblies are not properly sealed.</p> <p><b>Locations: Shaft enclosures, Vertical cable tray from electrical shaft, mechanical and plumbing penetrating items that goes through the fire rated assemblies.</b></p>	<p>Seal all penetrations and openings in floor/ceiling/wall (full thickness of the floor/ceiling/wall) assemblies by fire stopping materials to maintain the required fire-resistance rating.</p> <p><b>If fire stopping materials with proprietary design are used for seal, then it shall be classified for the purpose it is used for. Also the installation shall be as per the proprietary design it has been tested with.</b></p>	Within 3 months
				
F-6	Egress	Occupant load sign and stair designation is not posted at the exit stair at all level	Occupant load sign and stair designation shall be posted at the entrance to exit stair at all level.	Within 3 months

F-7	Extinguisher ITM	Inspection, testing, and maintenance for the fire extinguishers is not in accordance with NFPA 10 or as per Accord standard.	Regularly inspect all exit signage as per Accord standard and replace/install lights as needed to illuminate signs.	Within 3 months
F-8	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes.	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
F-9	Egress Lighting	Inspection, testing, and maintenance for the exit sign and emergency lighting system was not in accordance with The ACCORD standard.	Inspect, test and maintain the exit sign and emergency lighting system in the accordance with The ACCORD standard. Keep written records on-site.	Within 3 months

F-10	Fire Alarm and Detection System	<p>An addressable fire alarm &amp; detection system installation was ongoing during inspection day.</p> <p>The fire alarm and detection system installation requires detailed review to confirm compliance with NFPA 72.</p>	<p>Design &amp; Installation of Fire Alarm &amp; Detection system shall be in accordance with ACCORD standard and NFPA 72. Submit design, documents and calculations to RSC for review prior installation/modification.</p> <p>After installation the owner shall contact the RSC for witness of conducting the final acceptance testing of the fire detection &amp; alarm system installation.</p> <p>Also inspect, test and maintain the fire alarm system, and keep written records on-site, in accordance with NFPA 72</p>	Design within 2 months, Install within 6 months.
				
F-11	Fire Protection System (Standpipe)	Standpipe system installation requires detailed review to confirm compliance with NFPA 14.	Submit as-built drawings, testing records, equipment certification and other relevant documentation to the RSC for review and approval/acceptance test.	Design within 2 months, Install within 6 months.

