

INITIAL FIRE SAFETY INSPECTION REPORT

Factory Name: Textown Ltd (Extension building)

Factory ID: 24041

ADDRESS: Dewan Idris road, Bara Rangamatia, Ashulia

Latitude : 23°54'40.27"N; Longitude : 90°18'6.44"E

Other Factories: None.



Inspected By: Mohammad Atick Al Zaman & Md. Anisuzzaman

Date: 23-Sep-2020

Fire Safety Inspection Report

Factory Name: Textown Ltd (Extension building)

Introduction:

Textown Ltd (Extension building) was surveyed for fire safety on 23 september, 2020 by The RSC Inspection Team. 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 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

Findings & Recommendations :

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:

SI No.	Category	Findings	Required Action	Remediation Time Frame
1	Fire Rated Construction	The exit stairs are not separated from other occupancy on each floor by fire rated construction.	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. 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 3 months



2	Fire Rated Construction	Unsealed penetrations and openings are located in the fire rated floor/ceiling assemblies due to electrical cable riser & sewerage line.	Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor level. Seal all penetrations and openings in floors/ceiling assemblies to maintain the fire separation.	Within 3 months
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3	Fire Rated Construction	Unsealed elevator shafts are located inside the floor area.	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
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4	Fire Rated Construction	Unsealed penetrations and openings are located in exit stair enclosures.	Seal all penetrations and openings in the wall of exit enclosure walls (full thickness of the wall) by fire rated materials to maintain the fire resistance rating.	Within 3 months
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5	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancy/areas & floors. Location: Basement, ground floor & 3rd floor.	Rooms used for storage of combustible materials shall be separated from the surrounding occupancy with a minimum 1 hour construction.	Within 3 months
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6	Fire Rated Construction	Areas used for combustible storage open to the factory are not separated by fire rated construction on several 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 (1,000 ft ²) Separate areas of unenclosed combustible storage by a minimum clear distance of 3m (10ft.).	Within 3 months
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7	Fire Rated Construction	Chemical storage area is not separated by fire-rated construction having non rated door and unsealed penetrations and openings.	<p>Separate the chemical storage room by 2-hr fire rated construction. Seal all penetrations and protect the openings to maintain the required fire separations. Keep 16-points MSDS of all chemicals in the storage area.</p> <p>** As per BNBC, chemical storage room will be Type-1 construction.</p>	Within 3 months
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8	Sprinkler For High Rise Building	<p>The high-rise building has an occupied floor greater than 23 meter (75 feet) and is not provided with automatic sprinkler protection. The large occupant loads, heavy fuel loading, and anticipated extended egress times warrant sprinkler protection.</p>	<p>Provide an automatic sprinkler protection throughout the building in accordance with NFPA 13.</p>	<p>Design within 6 months, install within 12 months</p>
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9	Stand pipe System (asbuild)	Standpipe system installation requires detailed review to confirm compliance with NFPA 14 and accord standards.	Submit as-built drawings, testing records, equipment certification and other relevant documentation to the rsc for review and approval.	Design within 2 months, Install within 4 months
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10	Fire Rated Construction	Compressor room is not properly separated by fire rated construction with other Occupancies/Areas .	Compressor room shall be separated from other occupancies by a minimum 2-hr fire rated construction (wall, floor, slab etc.). Seal all penetrations and openings (door, window etc.) should be protected by 1.5-hr fire rated materials to maintain the fire separation if required. All exhaust systems shall discharge to the exterior of the building in a safe location.	Within 3 months
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11	Emergency 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
12	Non-Working Exit Signs	Exit signage not illuminated during testing (burned out, broken, etc.).	Regularly inspect all exit signage as per accord standard and replace/install lights as needed to illuminate signs.	Within 3 months



13	Inspection, testing, and maintenance	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
14	Inspection, testing, and maintenance	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 and accord standards.	Within 3 months

15	Inspection, testing, and maintenance	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 and accord standards.	Within 3 Months
16	Stair designation	Building did not have stair designation signs and occupant load signs at required locations.	Provide stair designation signs and occupant load signs at required locations.	1 week