

INITIAL FIRE SAFETY INSPECTION REPORT

Factory Name: Youngone (CEPZ) Ltd (Extension)

RSC ID: 24569

ADDRESS: Plot # 01-02, 07-08, Sector # 02, Chattogram Export Processing Zone, CEPZ, Chattogram-4223, Bangladesh.

GPS Coordinates: 91.78015599758523, 22.286809665130207

Other Factories: Youngone (CEPZ) Limited (ID: 11355) (In the premises)



Inspected By: Md. Golam Kibria and Md. Hasibur Rahman Abir

Date: 4th October, 2023

Fire Safety Inspection Report

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Factory Address: Plot # 01-02, 07-08, Sector # 02, Chattogram Export Processing Zone, CEPZ, Chattogram-4223, Bangladesh.

Introduction:

Youngone (CEPZ) Limited (Extension) complex was surveyed for fire safety on **04/10/2023** 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.

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):

Factory Building name(s): There are total 8 structures in the factory compound under this RSC ID.

The main (production) structures are as below:

1. YCL-2: Factory Building-6 Storied RCC building. Approved from BEPZA on November, 2010. Construction started-Nov/2010 and ended-Dec/2012. Occupied-Jan/2013. Total Floor area: 231,712.65 sft. Per typical floor area 36700 sft. (Approximately).
2. YCL-4: Factory Building-5 Storied RCC building. Approved from BEPZA on August, 2016. Construction started-Jan/2017 and ended-Dec/2018. Occupied-Jan/2019. Total Floor area: 121,847.47 sft. Per typical floor area 23800 sft. (Approximately).

The ancillary structures are as below:

3. Security Office: 06- Single Storied RCC building.
4. Security Office: 09- Single Storied RCC building.
5. Maintenance & Plumber Shed.
6. Waste Store (Adjacent to YCL-4).
7. Single Storied Fire Pump Room.
8. Single Storied Idle Machine Room

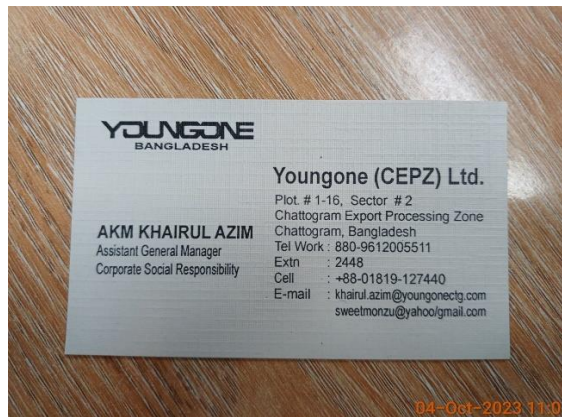
Points of contact:

1. Name: AKM KHAIRUL AZIM

Designation: Assistant General Manager,

Contact No: +8801819-127440

Email: khairul.azim@youngonectg.com

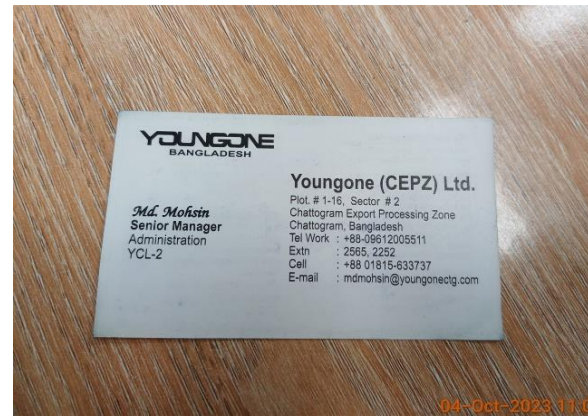


2. Name: Md. Mohsin

Designation: Senior Manager (Administration),

Contact No: +8801815-633737

Email: mdmohsin@youngonectg.com



Findings & Recommendations :

Table 1 summarize the fire safety non-compliant issues identified during the inspection at **YCL-2, Security Office 06, Security Office: 09, Maintenance & Plumber Shed, Waste Store (Adjacent to YCL-4), Single Storied Fire Pump Room, Single Storied Idle Machine Room.**

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 review.

Table-1:

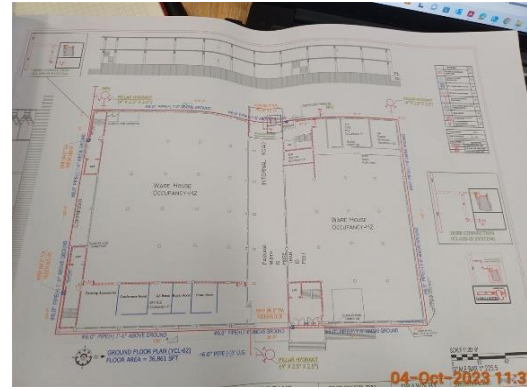
SI No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Fire Rated Construction	The exit stairs are not separated from [work areas, other spaces] on each floor by fire-rated construction. Unsealed penetration is found inside stair enclosure.	Provide minimum 2-hr fire rated construction and Seal all unprotected openings to separate the exit stairs from work areas and other spaces on all floor levels by 90 minutes for 2 hr construction. Ensure that the fire rated doors are self-closing and positive latching and that they are provided with fire exit (panic) hardware. If fire rated doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system. Penetrations into and through an exit enclosure shall be prohibited with the exception of required exit doors, sprinkler piping, standpipes, electrical raceway for fire alarm equipment, and electrical conduit serving the exit enclosure.	Within 3 months



F-2	Fire Rated Construction	Floors to floor penetration due to expansion joint, PVC pipe and Cable riser are not properly separated by fire rated construction at all floor.	<p>Seal all penetrations and openings in floor/ceiling assemblies by a listed through-penetration fire stop system tested in accordance with ASTM E814 or approved alternative standard to maintain minimum 3-hr. fire resistance rating. Installation shall be as per manufacturer published installation guideline and the certification authority guideline to ensure the fire-rating.</p> <p>or,</p> <p>Provide a minimum 2-hr fire rated shaft to separate the penetrations/openings from each floor if required.</p>	Within 3 months
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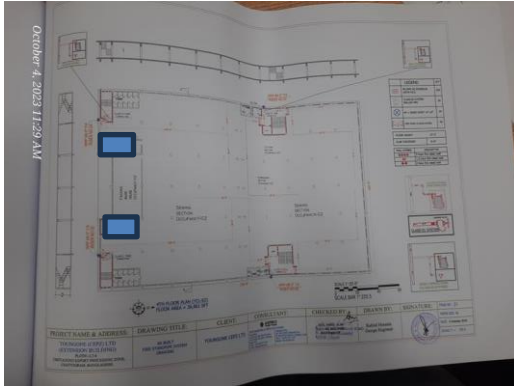


F-3	Fire Rated Construction	<p>Storage discharges directly to the exit stair enclosure without vestibule. Location: On ground floor of stair-1, 3 and 4.</p>	<p>Openings from exit enclosure to storage room, generator and transformer spaces shall be provided with a vestibule with fire rated construction and openings.</p> <p>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.</p>	Within 4 months
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F-4	Fire Rated Construction	<p>Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location: On 1st and 5th floor of YCL-2.</p>	<p>Provide defined storage areas and limit the storage arrangement as follows: Maximum height of 2.45 m and maximum area of 23 m² and is separated by a minimum 3.0 m (10ft) from other storage areas and they do not exceed 10 percent of the building area of the story in which they occur. or, If sprinkler protected, Maximum height 12 ft (3.66 m) and maximum area of 1000 ft² (93 m²) and separated by a at least 25 ft (7.62 m) and does not constitute more than 10 percent of the building area or 4000 ft² (372 m²) of the sprinklered area, whichever is greater. or, Enclose the storage area from the surrounding occupancy with a minimum 1 hour construction.</p>	Within 3 months
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F-5	Fire Rated Construction	Elevator shafts are directly open into the inside of production floor.	Elevator shaft shall be separated from production area by 2 hours fire rated construction. 2-hr fire barriers shall be protected with minimum 1.5-hr fire protective opening assemblies.	Within 3 months
<div style="display: flex; justify-content: space-around;">   </div>				
F-6	Egress Lighting	The directional signs are not provided where there is a change in direction and where the continuation of the egress path is not obvious. Location: On several floors of YCL-2.	Illuminated directional signs shall be provided where there is a change in the direction for the path of travel and the direction to an exit is not obvious.	Within 1 month



F-7	Egress Lighting	Exit signs on the top floor of YCL-2 are incorrectly placed where there are no exits.	Remove exit signs where no exits are provided.	Within 1 month
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F-8	Egress Lighting ITM	Inspection, testing, and maintenance for the emergency lighting system were not in accordance with The RSC Technical Guidelines (Standard).	Inspect, test and maintain the emergency lighting system in the accordance with The RSC Technical Guidelines (Standard) and keep written records on-site.	Within 3 months
F-9	Fire Alarm & Detection system (FADS)	Automatic fire alarm and detection system installation complete which requires detailed review to confirm compliance with NFPA 72 and The RSC Technical Guidelines (Standard).	Submit the fire alarm and detection system design to RSC for review. Once the design is reviewed, install and modify the fire detection and alarm system throughout the buildings in accordance with review comment, RSC Technical Guidelines (Standard) and NFPA 72. After installation the owner shall conduct internal testing and commissioning and then contact the RSC for witness of final acceptance testing.	Design Review within 2 months and installation within 4 months







F-10	ITM of Fire Alarm & Detection system	Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72 and and The RSC Technical Guidelines (Standard).	Inspect, test and maintain the fire alarm system and keep written records on-site, in accordance with NFPA 72 and The RSC Technical Guidelines (Standard) and keep written records on-site	Within 1 month (after installation)
F-11	Fire suppression system (SUPS)	The fire suppression system (fire pump and standpipe system) installation requires detailed review to confirm compliance with NFPA 14, 20 and RSC Technical Guideline (Standard).	<p>Submit the fire suppression system (SUPS) drawing to RSC for review.</p> <p>Once reviewed, install or modify the standpipe system throughout the building in accordance with RSC Technical Guideline (Standard) and NFPA 14, 20,22 and 24.</p> <p>After installation the owner shall contact the RSC for witness of conducting the final acceptance testing of the standpipe system.</p>	Design Review within 2 months and installation within 4 months.



F-15	Means of egress	Intermediate handrails are not provided at stair on ground floor.	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-16	Means of egress	Headroom clearance is found 6 ft. 5 in. through means of egress due to beam from 1st to 5th floor which is not as per standard.	All means of egress shall have a minimum ceiling height of 2.3 m (7 ft 6 in.) with projections from the ceiling not less than 2.03 m (6 ft 8 in.)	Within 3 months
<div style="display: flex; justify-content: space-around;">   </div>				

F-17	Means of egress	A single exit has been provided in the MD room on the mezzanine level.	Maintain maximum 50 occupants having a travel distance of 23m (75 ft). Or Provide additional exit.	Within 3 months
<div style="display: flex; justify-content: space-around;">   </div>				

F-18	Means of egress	Stair-4 do not discharge directly to the outside of the building due to unprotected opening of corridor.	Modify stair to discharge directly to outside. Or Provide 2-hr fire-rated exit passageway leading directly to outside (vestibules to separate any storage areas). Or Provide sprinkler protection for discharge floor in accordance with NFPA 13 meeting RSC 6.17.3 (all 4 options shall meet).	Within 4 months
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F-19	Means of egress	Corridor(s) serving more than 30 occupants is not separated by fire rated construction from adjacent storage and office areas at ground floor.	Separate the corridor by a minimum 1-hr fire rated construction. Or Provide automatic sprinkler system throughout the storey as per NFPA 13	Within 4 months
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F-20	Means of egress	Exit stairs serve more than 5 stories and do not have required reentry provisions as per standard.	Every door in a stair enclosure serving more than 5 stories shall be provided with re-entry unless it meets RSC standard 6.8.3.1.	Within 1 month
<div style="display: flex; justify-content: space-around;">   </div>				

F-21	Means of egress	Storage found inside exit stair enclosure - Stair 4, ground floor.	Remove all storage from exit stairs enclosures.	Within 1 month
				

Findings & Recommendations :

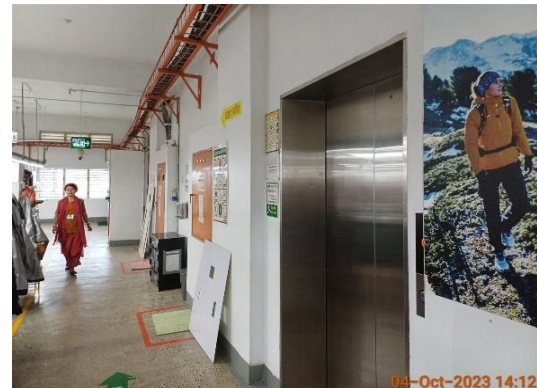
Table 2 summarize the fire safety non-compliant issues identified during the inspection at **YCL-4**. Recommendations have been provided to address each issue with specific remediation timeline. An implementation schedule shall be developed by the factory to remediate each of the findings. The specific timing of improvements, including any requested extensions due to design / installation constraints, shall be submitted to the RSC for review.

Table-2:

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Fire Rated Construction	The exit stairs are not separated from [work areas, other spaces] on each floor by fire-rated construction. Unsealed penetration is found inside stair enclosure.	Provide minimum 2-hr fire rated construction and Seal all unprotected openings to separate the exit stairs from work areas and other spaces on all floor levels by 90 minutes for 2 hr construction. Ensure that the fire rated doors are self-closing and positive latching and that they are provided with fire exit (panic) hardware. If fire rated doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system. Penetrations into and through an exit enclosure shall be prohibited with the exception of required exit doors, sprinkler piping, standpipes, electrical raceway for fire alarm equipment, and electrical conduit serving the exit enclosure.	Within 3 months



F-2	Fire Rated Construction	Elevator shafts are directly open into the inside of production floor.	Elevator shaft shall be separated from production area by 2 hours fire rated construction and opening protective. 2-hr fire barriers shall be protected with minimum 1.5-hr fire protective opening assemblies.	Within 3 months
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F-3	Fire Rated Construction	Floors to floor penetration due to PVC pipe and Cable riser are not properly separated by fire rated construction at all floor.	<p>Seal all penetrations and openings in floor/ceiling assemblies by a listed through-penetration fire stop system tested in accordance with ASTM E814 or approved alternative standard to maintain minimum 3-hr. fire resistance rating. Installation shall be as per manufacturer published installation guideline and the certification authority guideline to ensure the fire-rating.</p> <p>or,</p> <p>Provide a minimum 2-hr fire rated shaft to separate the penetrations from each floor if required.</p>	Within 6 months
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F-4	Egress Lighting	<p>The directional signs are not provided where there is a change in direction and where the continuation of the egress path is not obvious.</p> <p>Location: On several floors of YCL-2.</p>	<p>Install illuminated directional signs shall be provided where there is a change in the direction for the path of travel and the direction to an exit is not obvious.</p>	<p>Within 1 month</p>
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F-5	Egress Lighting	Exit signs are installed wrongly at top floor.	Provide exit signs above all exits to the exterior and all doors to the exit stair.	Within 1 month
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F-6	Egress Lighting ITM	Inspection, testing, and maintenance for the emergency lighting system were not in accordance with The RSC Technical Guidelines (Standard).	Inspect, test and maintain the emergency lighting system in the accordance with The RSC Technical Guidelines (Standard) and keep written records on-site.	Within 3 months
F-7	Fire Alarm & Detection system	Automatic fire alarm and detection system installation complete which requires detailed review to confirm compliance with NFPA 72 and The RSC Technical Guidelines (Standard).	<p>Submit the fire alarm and detection system design to RSC for review.</p> <p>Once the design is reviewed, install and modify the fire detection and alarm system throughout the buildings in accordance with review comment, RSC Technical Guidelines (Standard) and NFPA 72.</p> <p>After installation the owner shall conduct internal testing and commissioning and then contact the RSC for witness of final acceptance testing.</p>	Design Review within 2 months and installation within 4 months

				
<p>F-8</p>	<p>ITM of Fire Alarm & Detection system</p>	<p>Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72 and and The RSC Technical Guidelines (Standard).</p>	<p>Inspect, test and maintain the fire alarm system and keep written records on-site, in accordance with NFPA 72 and The RSC Technical Guidelines (Standard) and keep written records on-site</p>	<p>Within 1 month (after installation)</p>

F-9	Fire suppression system (SUPS)	The fire suppression system (fire pump and standpipe system) installation requires detailed review to confirm compliance with NFPA 14, 20 and RSC Technical Guideline (Standard).	<p>Submit the fire suppression system (SUPS) drawing to RSC for review.</p> <p>Once reviewed, install or modify the standpipe system throughout the building in accordance with RSC Technical Guideline (Standard) and NFPA 14, 20,22 and 24.</p> <p>After installation the owner shall contact the RSC for witness of conducting the final acceptance testing of the standpipe system.</p>	Design Review within 2 months and installation within 4 months.
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F-10	Fire Protection System (ITM of fire pump)	Inspection, testing, and maintenance for the fire pump is not in accordance with NFPA 20, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the fire pump in accordance with NFPA 20, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 Month (after installation)
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F-13	Means of egress	Handrails and intermediate handrails are not provided at stair on ground floor.	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-14	Means of egress	No stair designation signs are provided in the building at any of the floors.	Provide stair designation sign at at each floor entrance from the stair to the floor in English and Bengali. Signs shall indicate the name of the stair and the floor level. Signs shall be posted adjacent to the door.	Within 1 month
				