

INITIAL FIRE SAFETY INSPECTION REPORT

Modiste (Bangladesh) Ltd. (Extension)

RSC ID: 24547

51/ C (A,B) FOUZDERHAT HEAVY I/A, SAGORICA ROAD, 4316, CHITTAGONG

Co-ordinator: 22.358262 91.771981

Other Factory (in the premises) : Modiste (Bangladesh) Ltd (ID: 12480)



Inspected By: Md. Hasibur Rahman Abir

Date: 18-10-2023

Fire Safety Inspection Report

Introduction:

Modiste (Bangladesh) Ltd. (Extension) complex was surveyed for fire safety on **18-10-2023** 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

Modiste (Bangladesh) Ltd. (Extension) comprises five structures: (i) Building-A, (ii) Store Shed, (iii) Childcare and Doctor's Room, (iv) Generator room, and (v) Fire command room.

Building-A: The structure is a three-storied (G+2) (proposed six-storied) reinforced concrete (RC) building. The structure was constructed between February 2013 and October 2014 and has been occupied since November 2014. The typical floor area is approximately 2147 square meters. The drawing was approved by CDA (Chattogram Development Authority) on December 28, 2006.

Store Shed: The structure is a single-storied prefabricated steel shed with a floor area of approximately 1018 square meters. Construction commenced in March 1985 and was completed in July 1986. The factory has occupied the structure since February 2014. The drawing was approved by CDA (Chattogram Development Authority) on October 22, 1983.

Childcare and Doctor's Room: The structure is a single-storied prefabricated steel shed used as a childcare room and doctor's room, with a floor area of approximately 50 square meters. Construction began in December 2022 and concluded in February 2023. The factory has occupied the structure since March 2023.

Generator room: The structure is a single-storied RC building used for the generator and PDB meter room, with a floor area of approximately 44 square meters. Construction started in December 2014 and was completed in June 2015. The factory has occupied the structure since July 2015.

Fire command room: The structure is a single-story RC building used for the fire command room and the driver's waiting room, with a floor area of approximately 15 square meters. Construction began in July 1996 and was completed in January 1997. The factory has been occupied with the structure since February 1997.

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Findings & Recommendations :

Table 1 summarizes the major fire safety issues identified ((i) Building-A, (ii) Store Shed, (iii) Childcare and Doctor's Room, (iv) Generator room, and (v) Fire command room) 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 review.



Table-1:



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-01	Fire Rated Construction	The exit stairs lack separation from work areas and other spaces due to unprotected openings and penetrations. The office is separated by gypsum board which is required to be reviewed and verified. Location: Building-A	<p>Stair shall be enclosed with a minimum 1-hr fire-rated construction. Seal all unprotected openings and provide minimum 1-hr fire rated doors to separate the exit stairs from work areas and other building spaces on all floor levels. Ensure that the fire doors are self-closing, positive latching and that they are provided with fire exit (panic) hardware where serving production floors.</p> <p>Openings from exit enclosure to storage areas shall be provided with a vestibule with fire rated construction and openings. Ensure that the fire rating of the vestibule construction matches that of the exit stair enclosure.</p> <p>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.</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>	Within 3 months
<div style="display: flex; justify-content: space-around; align-items: center;">   </div>				


F-02	Fire Rated Construction	Exit stair discharge the occupants inside the building (office, motor) at ground floor. Location: Building-A	Modify stair to discharge directly outside. Or Provide 1-hr fire-rated exit passageway leading directly outside.	Within 3 months
				



F-03	Fire Rated Construction	Storages were found underneath the cutting tables. Location: Ground Floor of Building-A	<p>Remove all storages from underneath the cutting tables. and 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-04	Fire Rated Construction	Penetrations through floor/ceiling assemblies are found unsealed. Location: Electric Cable (Building-A)	<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 utility risers from each floor if required.</p>	Within 3 months
<div style="display: flex; justify-content: space-around;">   </div>				


F-05	Fire Rated Construction	Generator room is not properly separated by fire rated construction with other Occupancies/Areas.	<p>Generator 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.</p> <p>Or</p> <p>Relocate it to exterior of the building and maintain a minimum 3m (10 ft.) spatial separation distance from the building.</p>	Within 3 months
<div style="display: flex; justify-content: space-around;">   </div>				

F-06	Means of Egress	Handrails are not provided on both sides of a required stair. Location: Building-A	Provide handrails on both sides of the exit stair. 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 2 months
				



F-07	Means of Egress	The stairs have a width less than the minimum required width (1.5 meter). Location: Building-A	Stairs shall have a minimum width of 1.5 m (60 in.) for all industrial occupancies. Landings with same width as the stair clear width shall be provided at each level and at intermediate landings.	Within 6 months
				
F-08	Means of Egress	The clear width of egress aisles is less than 36-in. Location: Building-A and Store Shed	Provide minimum aisle widths of 36-in.	Within 3 months
				

F-09	Means of Egress	Parapets are provided in occupiable roof with height less than the minimum standard (42 in.).	Provide parapets or guards with a minimum height of 1067mm (42 inch.).	Within 3 months
				

F-10	Means of Egress	Lunch Box was located inside the exit stair enclosure on the ground floor.	Remove lunch boxes from the exit stairs.	Within 1 month
				

F-11	Egress Lighting	Exit sign not provided at exit. Location: Maintenance room at Building-A	Lighted exit signs shall be placed at entrance to an exit. Additional exit signs shall be placed throughout the facility anywhere the continuation of the egress is not obvious. Lighted exit signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated.	Within 3 months
				

F-12	Egress Lighting	Directional signs are not provided where direction of the path of travel to an exit has changed. Location: Store Shed	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 2 months
F-13	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: Store Shed and Maintenance room at Building-A	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-14	Egress Lighting (ITM)	Inspection, testing, and maintenance for the exit sign and emergency lighting system was not in accordance with the RSC standard.	Inspect, test and maintain the exit sign and emergency lighting system in the accordance with the RSC standard. Keep written records on-site.	Within 3 Months

F-15	Fire Alarm & Detection System (FADS)	The factory has installed a fire alarm and detection system that requires a detailed review to confirm compliance with NFPA 72 and 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 building 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 within 1 month and modification/ installation with 4 months
				

F-16	Inspection, Testing and Maintenance (ITM) of FADS.	Inspection, testing and maintenance for the fire detection and alarm system was not in accordance with standard.	Inspect, test and maintain the fire alarm system and keep written records on-site, in accordance with Table-14.3.1 of NFPA 72.	Within 1 Month (after installation)
F-17	Human Element program	The required 'no smoking' signs are not present in the factory.	Smoking is prohibited in any garment factory building or separate storage building. Signs shall be posted in Bengali and English at all building entrances. If the factory creates a designated smoking area outside the building, information of these areas will be posted on the signs.	Within 3 Months