

INITIAL FIRE SAFETY INSPECTION REPORT

Factory Name: Soorty Textiles (BD) Ltd. (Extension)

RSC ID: 24925

ADDRESS: Plot # 12-14 & 21 Cumilla EPZ, Cumilla-3500.

Other Factories: None



Inspected By: Md. Ferdaus Jaman and Muntasir Ahmad Nasif

Date: 30 November 2023

Fire Safety Inspection Report

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Introduction:

Soorty Textiles (BD) Ltd. (Extension) complex was surveyed for fire safety on 30/11/2023 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 names: There are a total of 6 structures in the factory compound under this RSC ID-24925. The buildings are as below:

1. Building-01: 2-Storied Production Building (1st story- RC + steel composite and 2nd story- Steel portal frame). Approved from BEPZA Dhaka dated 30 October 2001. Construction started-Jan-2021 and ended-Dec-2003. Occupied-Mar-2023. Total Floor area: 6,874.76 sqm (Approximately). Per typical floor 3437.38 sqm. (Approximately).
2. Building-2: 2-Storied RCC Building. Approved from BEPZA Dhaka dated 4 August 2003. Construction started-Aug2003 and ended-Oct-2005. Occupied-Mar-2023. Total Floor area: 929 sqm (Approximately). Per typical floor 464.51 sqm. (Approximately).
3. Building-3: Single Storied Dining Shed (Canteen). Approved from BEPZA Dhaka dated 4 August 2003. Construction started-Aug2003 and ended-Oct-2004. Occupied-Mar-2023. Total Floor area: 715.35 sqm (Approximately).
4. Building-4: Single Storied RCC Sub-station Building. Approved from BEPZA Dhaka dated 14 March 2023. Construction started-Aug-2010 and ended-Aug-2011. Occupied-not yet. Total Floor area: 115.2 sqm (Approximately).
5. Building-5: Single Storied RCC Guard Room-1 & Fire Control Room. Approved from BEPZA Dhaka dated 14 March 2023. Construction started-Jan-2001 and ended-Dec-2001. Occupied-Mar-2023. Total Floor area: 19.97 sqm (Approximately).
6. Building-6: Guard Room 2 (Single Storied RCC Guard Room). Approved from BEPZA Dhaka dated 14 March 2023. Construction started-Jan-2001 and ended-Dec-2001. Occupied-Mar-2023. Total Floor area: 7.9 sqm (Approximately).
7. Building-07: Single-Storied Toilet Block. Approved from BEPZA Dhaka dated 30 October 2001. Construction started-Jan-2021 and ended-Dec-2003. Occupied-Mar-2023. Total Floor area: 23.14 sqm (Approximately).

Factory Address: Plot # 12-14 & 21 Cumilla EPZ, Cumilla-3500.

Findings & Recommendations :

Table 1 summarize 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 review.

Table-1:

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Fire Rated Construction	Production Building (B-01) The exit stairs are not separated from work areas, other spaces on each floor by fire-rated construction.	Provide minimum 2-hr fire rated construction for buildings 4 storied or more and 1-hr for upto 3 storied. 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 and 60 minutes for 1-hr construction. Ensure that the fire rated doors are self-closing and positive latching and that they are provided with fire exit (panic) hardware where serving production floors and provide vestibules to avoid direct discharge from storage to exit stair enclosure. If fire rated doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system.	Within 3 months

 				
F-2	Fire Rated Construction	Unsealed penetrations and openings (electrical cable riser and other) are located in the exit stair enclosures. Location: Stair-1 and stair-2 on ground floor of building-1.	Seal all penetrations and openings in exit stair enclosure walls a minimum 2-hr fire rated separations.	Within 3 months

				
F-3	Fire Rated Construction	The generator and transformer areas are not separated by fire rated construction (openings, non-rated doors, penetrations) on ground floor of main production building.	Separate the generator and transformer areas by a minimum 2-hr fire rated construction. Seal and/or protected all openings to maintain fire separations.	Within 3 months
 				

F-4	Fire Rated Construction	Unsealed penetrations and openings (Plastic pipes penetrate the floor slabs in toilet block of main production building) are located in the fire rated floor/ceiling assemblies.	Seal all penetrations and openings in floor/ceiling assemblies to maintain the fire separation at least by 3-hr. The used sealer shall be 3rd party certified and installation shall be as per manufacturer's datasheet. Or Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required. 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
				

F-5	Fire Rated Construction	Storage discharges directly into the exit stair discharge. Location: On ground floor of stair-1 of building-2.	Openings from exit enclosure to storage room, generator and transformer spaces shall be provided with a vestibule with fire rated construction and openings. 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.	Within 4 months
 				
F-6	Means of egress	Doors are swing out over exit stair landing in all the exit stairs on 1st floor of Building-1.	Modify the egress door, door shall not swing out over exit stair landing.	Within 3 months

				
F-7	Means of egress	Having handrails on one side of said staircase, may pose as a falling hazard during evacuation. For B-1, & B-2.	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

				
F-8	Means of egress	Electrical cables has been passed through the exit stair on ground floor. Location: Stair-2 of Building-1.	Remove the electrical cables from exit stair to a safe location.	Within 3 months
				

F-9	Means of egress	Aisles marking were not found on several locations. Location: Ground and 1st floor of Building-1.	Provide aisles mark on the floor with minimum 36-inch width.	Within 1 month
F-10	Means of egress	Fire evacuation maps are not posted at the entrance to each exit stair. For B-1, B-2 & Dining Shed.	Fire evacuation maps shall be posted at the entrance to each exit stair.	Within 3 months
				

F-12	Means of egress	Building did not have stair designation signs or occupant load signs at the required locations. For B-1, B-2 & Dining Shed.	Provide stair designation signs and occupant load signs at the required locations.	Within 1 month
				
F-13	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. For B-1, B-2 & Dining Shed.	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	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 production building (B-1). For Building-1.	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.	Within 1 month
				

F-15	Egress Lighting	Exit signs are not provided at exit. Location: Exit of Stair-2 on several floors of production building (B-1, B-2 & Dining shed).	Provide exit signs above all exits to the exterior and all doors to the exit stair.	Within 1 month
				
F-16	Egress Lighting ITM	Inspection, testing, and maintenance for the emergency lighting system were not in accordance with The RSC Technical Guidelines (Standard). For B-1, B-2 & Dining Shed.	Inspect, test and maintain the emergency lighting system in the accordance with The RSC Technical Guidelines (Standard) and keep written records on-site.	Within 1 month

F-17	Fire Alarm & Detection system	Automatic fire alarm and detection system installation work is underway which requires detailed review to confirm compliance with NFPA 72 and The RSC Technical Guidelines (Standard).	Submit the fire alarm 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, Accord/ 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. Also inspect, test and maintain the fire alarm system, and keep written records on-site, in accordance with Table 14.3.1 of NFPA 72.	Design Review within 2 months and installation within 4 months
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F-18	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-19	ITM of Fire Extinguishers	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10.	Inspect, test and maintain the portable fire extinguishers and keep written records onsite, in accordance with NFPA 10 and The RSC Technical Guidelines (Standard).	Within 3 months
F-20	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 month