

INITIAL FIRE SAFETY INSPECTION REPORT

Concorde Garments Limited (Extension)

RSC ID: 24620

Plot-M/3, Road-5, Section-7, Pallabi, Mirpur, Dhaka-1216.

Geographical Coordinates of factory building: 23.81986702348626, 90.36354895452548

Other Factories: Concorde Garments Limited (ID-10102)



Inspected By: Nainin Nowrose

Date: 21 November 2023

Fire Safety Inspection Report

Concorde Garments Limited (Extension)

Introduction:

Concorde Garments Limited (Extension) Complex was surveyed for fire safety on **21/11/2023** 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): There is one structure under this ID-24620.

1. Utility Building, 4 Storied with basement (upto 2nd floor RCC and 3rd floor Steel Shed):

Construction: Jun, 2018 to Sep, 2023 & Occupied: Oct, 2023

Construction approved by RAJUK r on 25 Jun 2015

Construction Period: Interim.

Per Floor area:

Basement- 87.8 sqm

GF Floor- 200 sqm

1st Floor- 113.5 sqm

2nd Floor- 200 sqm

3rd Floor- 200 sqm

Factory Address: Plot-M/3, Road-5, Section-7, Pallabi, Mirpur, Dhaka-1216.

Finding & recommendation:

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	The main structural elements of the the shed at 3rd floor of Utility Building are constructed by steel which is non-rated and were found in exposed condition without any fire protection. (Interim Structure).	Interim building shall be type-1 or type-2 construction as per Table 3.2.4 of BNBC-2006. Provide required fire rating on the structural elements by following Section 4.4 and Table 4.4.1 of the RSC Technical Guidelines Standard or Table 3.3.1 and Table 4.1.1 from BNBC Part 4. Consult a qualified fire protection engineer to design the rated construction barriers in between two floors and in structural members.	Within 6 months



F-2	Fire Rated Construction	Finished goods store discharge directly into the exit stair enclosures. Location: 3rd floor of Utility Building.	Openings from exit enclosure to storage room, generator and hazard 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, substation room side. Ensure that the fire rating of the vestibule construction matches that of the exit stair enclosure.	Within 3 months
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F-3	Fire Rated Construction	The exit stairs are not separated from work areas, other spaces by fire-rated construction due to non rated openings.	Provide minimum 2-hr rated fire wall and 1.5-hr fire rated doors for buildings that are 4 or more stories and minimum 1-hr rated fire wall and 0.75-hr fire rated doors for buildings that are less than 4 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.	Within 3 months



F-4	Fire Rated Construction	Room used for combustible storage was not separated by fire rated construction. Location: 3rd floor of Utility Building.	Separate the dedicated storage rooms by minimum 1-hr fire-rated construction. Provide 0.75 hr. fire rated door and seal all penetrations and openings by 1 hr. fire rated barrier construction. Where separate storage rooms are not feasible, provide defined storage areas and limit the storage arrangement as follows: - Maximum height of 2.45m (8ft.) , maximum area of 23m2 (250 ft2) and 3m (10ft.) clear distance from adjacent another unenclosed combustible storage. - If the building/floor is sprinkler protected: maximum height of 3.66m (12ft.) and maximum area of 93m2 (1000 ft2). - In-process storage shall not exceed 10 percent of the building area of the story in which they occur. Separate areas of unenclosed combustible storage by a minimum clear distance of 3m.	Within 3 months
				

F-5	Means of Egress	Stair-2 of 3rd floor was internally discharged into 2nd floor without separation.	Modify stair to discharge directly outside. Or Provide 2-hr fire-rated exit passageway leading directly outside (vestibules to separate any storage areas).	Within 3 months
 				
F-6	Means of Egress	The egress court (Stair-1 discharge path) is found unprotected.	Seal all penetrations and openings along the discharge path, up to a height of 10 ft., to provide a minimum 1-hr fire separation. Alternatively, provide a second remote discharge path to the public way (only include this if feasible).	Within 3 months



F-7	Fire Rated Construction	Liquefied or compressed gas cylinders are located within the factory.	LPG/CNG cylinders are permitted to be stored in a separate dedicated building on the factory premises within its boundaries if the building meets the following conditions. 1. The storage building must be at least 3 meters away from any other building and boundaries. 2. The exterior walls of the building must have a fire resistance rating of 3 hours using noncombustible construction. 3. Doors and other openings in the exterior walls must be protected with suitable closing devices having a fire protection rating of 3 hours. 4. The building is to be used for no other purpose than the storage of LPG/CNG cylinders. 5. The building must be mechanically ventilated to control the accumulation of flammable vapors. 6. The installations must be approved and accepted by the requirements of the AHJ, Gas supply company regulations, manufacturers/supplier's instructions/guidance, CIOB and all other applicable agencies, codes and standards.	Within 3 months
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F-8	Means of Egress	Occupant load signs at required exits are not posted in accordance with the RSC Technical Guidelines (StandardV1.0) section 6.4.4.	Occupant load signs at required exits are not posted in accordance with the RSC Technical Guidelines (StandardV1.0) section 6.4.4.	Within 1 month
F-9	Means of Egress	The width of stair-1 is less than 60 in.	In interim construction, stairs shall have a minimum width of 1.5 m (60 in.) according to RSC Technical Guidelines (StandardV1.0) section 6.5.6.2.1. Provide minimum stair widths of 1.5 m (60 in).	Within 3 months



F-10	Means of Egress	Sliding doors are provided at building exits. Location: Electrical maintenance room, 2nd floor.	Replace all collapsible and sliding doors along the means of egress with side-hinged, swinging egress doors.	Within 1 month
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F-11	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 1 month
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F-12	Egress Lighting	Manual on-off switch is provided for emergency lighting / exit signage units.	Remove manual on/off switches from emergency lighting / exit signage units to prevent them from being switched off.	Within 1 month
				

F-13	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 1 month
F-14	Fire Alarm & Detection System (FADS)	Automatic fire alarm & detection system installation requires detailed review to confirm compliance with NFPA 72 and RSC standards.	Submit as-built drawings, testing records, equipment certification and other relevant documentation to the RSC for review. Once reviewed, install or modify the fire detection and alarm system (where required) throughout the building in accordance with RSC technical guidelines (standard) and NFPA 72. The factory management shall contact RSC to conduct the final acceptance testing after the installation, testing & commissioning.	Design Review within 2 months and modification within 3 months (If require).

   				
F-15	Fire Detection System (ITM of FADS)	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 Table-14.3.1 of NFPA 72.	Within 1 month after installation.
F-16	Fire Protection System(Standpipe)	The building has an occupied floor greater than 10m (33 ft) and is not provided with class-III standpipe system.	Provide class-III standpipe system throughout the building in accordance with RSC Technical Guideline (Standard) and NFPA 14 and 20.	Design within 2 Month & Installation within 6 months.

F-17	Inspection, testing, and maintenance of the Fire Pump (ITM).	Inspection, testing, and maintenance for the fire pump is not in accordance with NFPA 20 or as per RSC Technical Guideline (Standard).	Inspect, test and maintain the fire pump system and keep written records on-site, in accordance with NFPA 20 or as per RSC Technical Guideline (Standard).	Within 1 Month after installation.
F-18	Fire Protection System(ITM of Standpipe)	Inspection, testing, and maintenance for the standpipe system is not in accordance with NFPA 25 or as per RSC standard.	Inspect, test and maintain the standpipe system in accordance with NFPA 25 or as per RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 Month after installation.