

FIRE SAFETY INSPECTION REPORT

TOPAZ DRESSES LTD.

ACCORD ID: 12395

**SINGAR DIGHI, MAWNA, SRIPUR, GAZIPUR,
BANGLADESH.**

OTHER FACTORIES: NONE



ACCORD
on Fire and Building Safety in Bangladesh

November 15, 2015

SUMMARY


Topaz Dresses Ltd. was surveyed for fire safety on 11/15/2015 by Jensen Hughes. 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 Accord. 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.

Tables 1 - 2 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 Accord for approval.

Table 1. Findings And Recommendations - Main building.

No.	Category	Finding	Recommendation	Remediation Timeframe
F-1	Fire Rated Construction	Unsealed electrical shafts are located in the fire-rated floor/ceiling assemblies.	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
				
F-2	Fire Rated Construction	The fire pump room is not provided with adequate fire separation.	Provide fire pump room with 2 hr rated fire separation when not sprinklered and 1 hr rated fire separation when provided with automatic sprinklers, in accordance with NFPA 20.	Within 3 months



F-3	Fire Rated Construction	Areas used for combustible storage on ground floor open to the factory are not properly defined and/or not within limits.	<p>Provide defined storage areas and limit the storage arrangement as follows:</p> <ul style="list-style-type: none"> - Maximum height of 2.45m (8 ft) and maximum area of 23m² (250 ft²) - If sprinkler protected: maximum height of 3.66m (12 ft) and maximum area of 93m² (1000 ft²) <p>Separate areas of unenclosed combustible storage by a minimum clear distance of 3m (10 ft).</p>	Within 3 months
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F-4	Fire Rated Construction	Exit stairs are not separated from work areas and other spaces on each floor by fire-rated construction due to unprotected openings and penetrations.	Separate the exit stairs from from work areas and other building spaces on all floor levels by minimum 1-hr fire-rated construction. Provide minimum 1-hr fire rated doors and seal all unprotected openings and penetrations to maintain the fire separation.	Within 3 months
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Ensure that all fire doors are self-closing and positive latching, and are provided with fire exit (panic) hardware where serving production floors or assembly occupancies. If fire doors are required to be held open for functional reasons, provide automatic-closing devices tied to the fire alarm system.



F-5	Fire Rated Construction	The exit stairs on the ground and second floors were open to factory areas due to unenclosed stairwells.	Separate the exit stairs from from work areas and other building spaces on all floor levels by minimum 2-hr fire-rated construction.	Within 3 months
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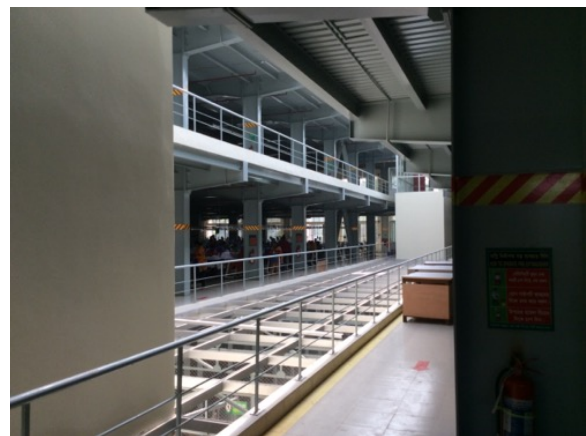
F-6	Fire Rated Construction	<p>The industrial dryers are not separated by fire-rated construction due to openings.</p> <p>This finding is for washing building. If this building is exclusively used for this then is no finding.</p>	<p>Separate the industrial dryer area by a minimum 2-hr fire-rated construction. Seal and/or protect all openings to maintain the required fire separations. Provide proper ventilation and consult with a qualified engineer.</p>	Within 3 months
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F-7	Fire Rated Construction	Bridge is not separated from work areas and other spaces on first floor by fire-rated construction due to unprotected openings.	Provide minimum 1-hr fire rated doors and seal all unprotected openings and penetrations to maintain the fire separation.	Within 3 months
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F-8	Fire Rated Construction	Atrium connecting all floors are not properly protected.	Provide proper fire protection in accordance with ACCORD standard 3.7.	Within 6 months
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F-9	Egress	Egress doors with locking features are provided at building exits and exit stairs	Remove locking features from all egress doors and gates. If locks are required for security reasons, utilize special door locking features complying with ACCORD standard 6.8.2.	Immediately
				

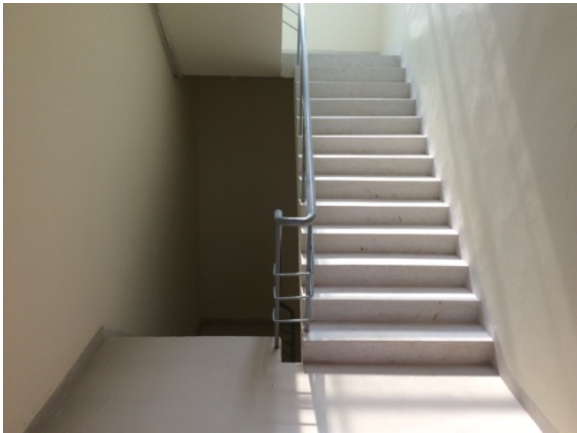
F-10	Egress	Collapsible gates are provided at building exit. This finding is for washing building.	Replace all gates and sliding doors along the means of egress with side-hinged, swinging egress doors in accordance with ACCORD standard 6.8.1.	Within 1 month
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F-11	Egress	Egress door for locker room on ground floor serving 50 or more occupants does not swing in the direction of egress travel.	Modify the egress door to swing in the direction of egress travel.	Within 3 months
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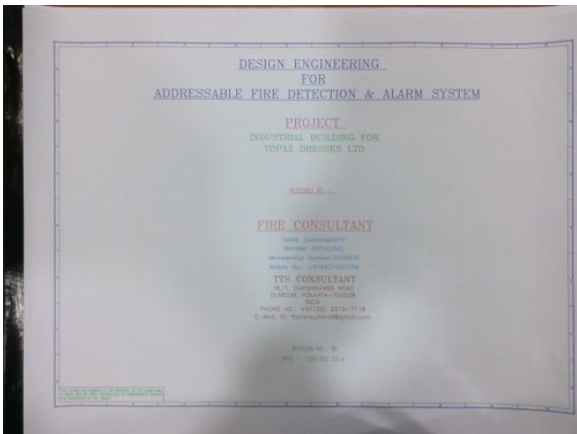
F-12	Egress	Handrails are not provided on both sides of the exit stair.	Provide handrails on both sides of the exit stair and ramp. New handrails shall have a minimum height of 865 mm (34 in.) and a maximum height of 965 mm (38 in.) as measured from the leading edge of the tread. Intermediate handrails shall be provided when the stair width exceeds 2.2 m (87 in.) .	Within 3 months
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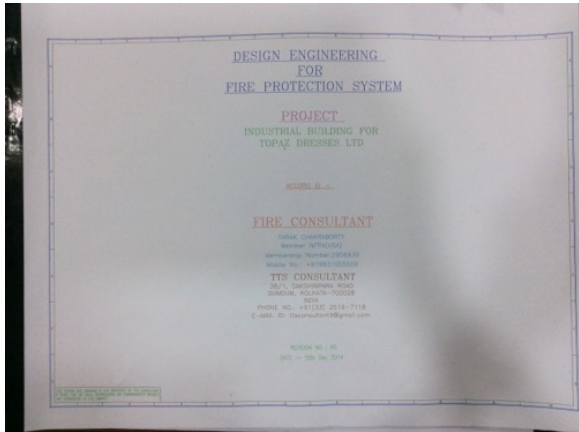
F-13	Egress	The number of provided exits is not adequate. This finding is for washing building.	Provide minimum of two, remotely located means of egress per ACCORD standard 6.6.1.	Within 6 months
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F-14	Fire Protection	Fire alarm system installation requires detailed review to confirm compliance with NFPA 72 and ACCORD standards.	Submit as-built drawings, testing records, equipment certification and other relevant documentation to the ACCORD for review and approval.	Within 1 month
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F-15	Fire Protection	Fire pump installation requires detailed review to confirm compliance with NFPA 20 and ACCORD standards.	Submit as-built drawings, testing records, equipment certification and other relevant documentation to the ACCORD for review and approval.	Within 1 month
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F-16	Fire Protection	Automatic sprinkler system installation requires detailed review to confirm compliance with NFPA 13 and ACCORD standards.	Submit as-built drawings, testing records, equipment certification and other relevant documentation to the ACCORD for review and approval.	Within 1 month
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F-17	Fire Protection	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 on-site, in accordance with NFPA 10 and ACCORD standards.	Within 3 months
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F-18	Fire Protection	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
F-19	Egress Lighting	Exit signage at office area was not provided at a building exit.	Provide exit signs above all building exits to the exterior, all doors to the exit stairs and along all paths of travel where a change of direction is not obvious.	Within 1 month

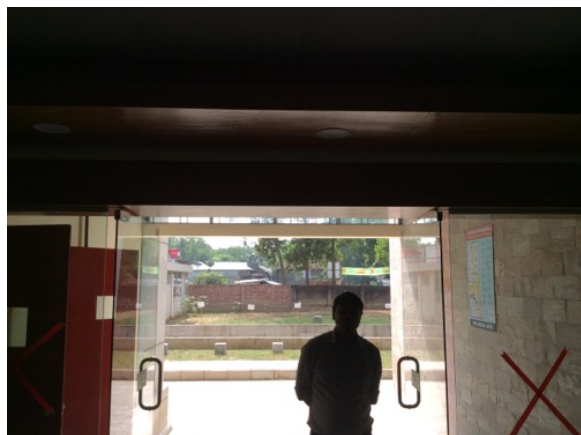


Table 2. Findings And Recommendations - Warehouse building.

No.	Category	Finding	Recommendation	Remediation Timeframe
F-1	Fire Rated Construction	Rooms used for combustible storage on the ground floor are not separated by a minimum 1-hr fire-rated construction.	Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction.	Within 3 months



F-2	Fire Rated Construction	Exit stairs are not separated from work areas and other spaces on each floor by fire-rated construction due to unprotected openings and penetrations.	Separate the exit stairs from from work areas and other building spaces on all floor levels by minimum 1-hr fire-rated construction. Provide minimum 1-hr fire rated doors and seal all unprotected openings and penetrations to maintain the fire separation.	Within 3 months
			Ensure that all fire doors are self-closing and positive latching, and are provided with fire exit (panic) hardware where serving production floors or assembly occupancies. If fire doors are required to be held open for functional reasons, provide automatic-closing devices tied to the fire alarm system.	



F-3	Fire Rated Construction	Bridge is not separated from work areas and other spaces on first floor by fire-rated construction due to unprotected openings.	Provide minimum 1-hr fire rated doors and seal all unprotected openings and penetrations to maintain the fire separation.	Within 3 months
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F-4	Fire Rated Construction	Exterior exit stairs are not properly separated from the building.	Exterior exit stairs shall be separated from the building with a rating requirement of 1 hr fire rating for 3 or fewer stories. The rating of the exterior wall shall extend 3.05 m (10 ft) beyond the ends of the stair structure.	Within 6 months
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F-5	Egress	The exit capacity of the second floor (440) was insufficient for the maximum occupant load (600).	Reduce occupant load immediately to not more than available exit capacity (440). Provide additional exits in the future to increase exit capacity.	Immediately
F-6	Egress	Sliding doors are provided at building exit.	Replace all gates and sliding doors along the means of egress with side-hinged, swinging egress doors in accordance with ACCORD standard 6.8.1.	Within 1 month



F-7	Egress	The number of provided exit on ground floor is not adequate.	Provide minimum of two, remotely located means of egress per ACCORD standard 6.6.1.	Within 6 months
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