

INITIAL FIRE SAFETY INSPECTION REPORT

Yester Accessories Co.(Bd) Ltd.

RSC ID: 25563

Address: Plot No. 111-114, Adamjee EPZ , Siddhirganj, Narayanganj-1431.

[23°40'26.4"N 90°31'46.2"E](#)

Other Factories: YESTER JEANS LTD. [RSC ID: 12116],

Yester Jeans Ltd (Extension Building) [RSC ID: 24801]



Inspected By: Ahammad Kabir and Hamed Mustakim

Date: 12-Mar-2024

Fire Safety Inspection Report

Factory Name: Yester Accessories Co.(Bd) Ltd.

Yester Accessories Co.(Bd) Ltd. was surveyed for fire safety on **12th March, 2024** 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 are total 06 nos of structures in the factory compound under this RSC ID 25563 where approval authority of all structures are Admjee EPZ. The buildings are as below:

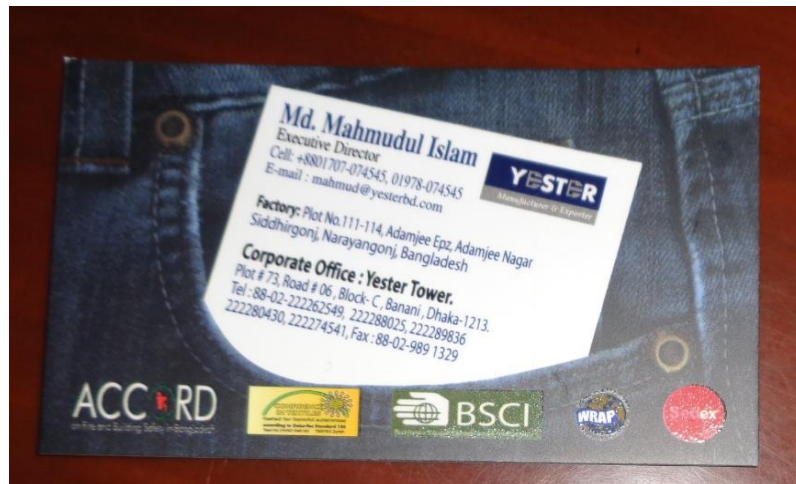
S/N	Building Number	Building Name	Type of construction	Year of construction	Date of Occupy	Date of Approval	Construction Period	Area (sqft)
1	B-1	<i>Button Injection+Office Building</i>	Steel	Jun'2008-Oct'2008 (Button Injection) Feb'2010-Dec'2010 (Office Building)	Nov'2008 (Button Injection), Jan'2011 (Office Building)	16-Jun-2008 (Button Injection), 23-Feb-2010 (Office Building)	Existing	48222
2	B-2	<i>E-Plating</i>	Steel	Oct'2009-Dec'2009	Jan'2010	20-Oct-2009	Existing	4630
3	B-3	<i>Store</i>	Steel	Jan'2009-Apr'2009	May'2009	7-Jan-2009	Existing	26273
4	B-4	<i>Security & RMS room</i>	RCC	Jun'2010-Aug'2010	Aug'2010	6-Jun-2010	Existing	402.85
5	B-5	<i>Wastage Shed</i>	Steel	Jun'2010-Aug'2010	Aug'2010	6-Jun-2010	Existing	2599
6	B-6	<i>Chemical Shed</i>	Steel	March'2020-April'2020	May'2020	N/A	Interim	500

Factory Address: Plot No. 111-114, Adamjee EPZ , Siddhirganj, Narayanganj-1431.

Points of contact:

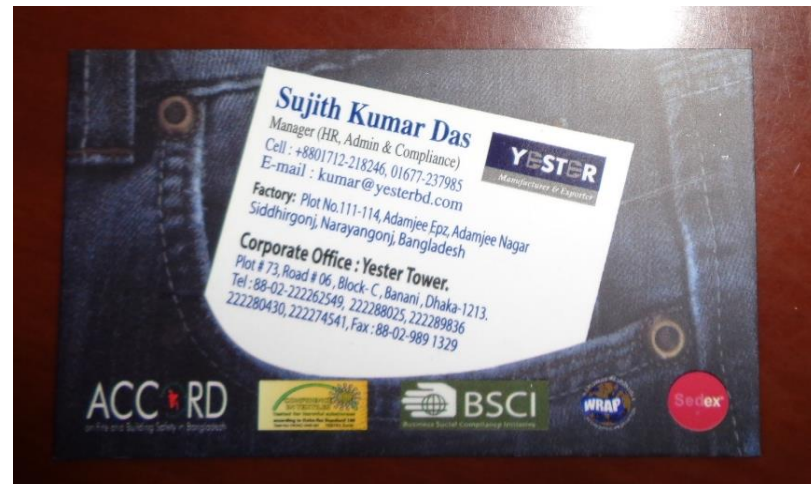
1.

Name: Md. Mahmudul Islam
Designation: Executive Director
Contact No: +8801707-074545
Email: mahmud@yesterbd.com



2.

Name: Sujith Kumar Das
Designation: Manager (HR, Admin & Compliance)
Contact No: +8801712-218246
Email: kumar@yesterbd.com



Findings & Recommendations :

Table 1 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 RSC for approval.

Table-1:

Sl No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Fire Rated Construction	The exit stairs are not separated from work areas and other spaces on each floor by fire rated construction. Location:- B-1: Button Injection+Office Building	Provide minimum 1-hr rated doors for buildings with 3 or fewer stories and 1.5-hr fire rated doors for buildings that are 4 or more 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. Factory shall ensure the credibility of the functionality of the fire rated door through proper datasheet and certificate.	Within 3 Months
 				

F-2	Fire Rated Construction	Chemical store are not separated from production area at ground floor and from compressor area at east side the building. Location:- B-1: Button Injection+Office Building and chemical shed	Ensure the chemical store fire separated by minimum 4-hr fire rated construction barrier with only occupancies with G and H following table 3.2.1 of BNBC-2006. No opening is permitted in the 4-hr rated wall towards any other occupancy. Follow section 2.13 of BNBC-2006 as a guideline chemical store while rearranging.	Within 3 Months
				

F-3	Fire Rated Construction	Areas used for combustible storage open to the factory are not separated by fire rated construction on 1st floor. Location: B-1: Button Injection+Office Building, and wastage shed	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 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) and and 3m (10ft.) clear distance from adjacent another unenclosed combustible storage.	Within 1 month
 				

F-4	Fire Rated Construction	Electrical panel were located in the east exit stair enclosure. Location: B-1: Button Injection+Office Building	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. Remove cable raceway/busbar riser/ plumbing pipes and electrical pipes from the exit stair enclosures. Seal all penetrations and openings in the wall of exit enclosure walls (full thickness of the wall) by fire rated materials to maintain the fire resistance rating.	Within 1 month
				

F-5	Fire Rated Construction	The substation room is not separated by fire rated construction due to openings, non-rated doors, and penetrations on ground floor. Location: B-1: Button Injection+Office Building	Separate the substation room by a minimum 2-hr fire-rated construction. Seal and/or protect all openings to maintain the required fire separations. When located to the exterior of a building 3m (10 ft.) spatial distance shall be maintained around the substation. Within 3 Months
			
F-6	Fire Rated Construction	The generator room is not separated by fire rated construction due to openings, non-rated doors, and penetrations on ground floor. Location: B-1: Button Injection+Office Building	Separate the substation room by a minimum 2-hr fire-rated construction. Seal and/or protect all openings to maintain the required fire separations. When located to the exterior of a building 3m (10 ft.) spatial distance shall be maintained around the substation. Ensure proper ventilation for the generator room. Within 3 Months

   				
F-7	Fire Rated Construction	Transformer rooms discharges directly into West exit stair enclosure on ground floors .	Openings from exit enclosure to transformer room 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 storage and machine room side. Ensure that the fire rating of the vestibule construction matches that of the exit stair enclosure.	Within 3 Months
 				

F-8	Fire Rated Construction	Catwalk has been constructed on High rack storage and the area of the intermediate deck creates a full floor where the size of the deck is more than 33% of the total floor area and requires fire rated separation.	Remove the catwalk of the intermediate deck. or Maintain fire separation (3hr for type 1) between floor to floor as per BNBC 2006 Table 3.3.1. Provide required fire rating on the structural elements by following Table-3.2.4, 3.1.9 & Table 4.4.1 of the RSC Technical Guidelines Standard or Table 3.3.1 of BNBC-2006. Consult a qualified fire protection engineer to design the rated construction barriers in between two floors and in structural members. Factory shall submit all required product datasheet, installation design along with design philosophy to RSC for review prior to installation on site.	Within 6 Months
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F-9	Fire Rated Construction	Unsealed penetrations and openings are located in the fire-rated floor/ceiling assemblies. Location: B-1: Button Injection+Office Building	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 guideline. (Type-1 Construction). or, Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required. (Type-1 Construction).	Within 2 months
				

F-10	Fire Rated Construction	The Interim constructed building has been found steel-composite type and the steel columns and girders has been found in exposed condition without any fire protection. Location : Building-6: Chemical Shed	The Interim constructed building shall be type-1 or type-2. Chemical store also shall be type-1 construction. Provide required fire rating on the structural elements by following Table-3.2.4, 3.1.9 & Table 4.4.1 of the RSC Technical Guidelines (StandardV1.0) or Table 3.3.1 of BNBC-2006. Consult a qualified fire protection engineer to design the rated construction barriers in between two floors and in structural members.	Within 6 months
				

F-11	Means of Egress	Dead-end aisles exceed the limit on 2nd floor at office section and ground floor. Location: B-1: Button Injection+Office Building	Reconfigure the egress arrangement to reduce the maximum dead-end distance in accordance with RSC standard 6.13.3 .	Within 1 Month
 				
F-12	Means of Egress	A single means of egress is provided from Office section located on the 2nd floor. Location: B-1: Button Injection+Office Building	Provide additional means of egress in accordance with RSC standard 6.6 .	Within 2 Months

F-13	Means of Egress	Common path of egress travel exceeds 23 meter(75ft) at Office section located at 2nd floor of . Location: B-1: Button Injection+Office Building	Reconfigure the egress arrangement to reduce the maximum common path of travel to not more than 23 meter(75ft) in accordance with RSC standard 6.13.2 .	Within 1 Month
 The first photograph is a fire map showing the layout of the building with various rooms and exits marked. The second photograph shows a long, narrow hallway with a tiled floor and a red door at the end. The third photograph shows a hallway with several red doors and a tiled floor.				
F-14	Means of Egress	The East Exit stairs do not discharge directly to the outside. Location: B-1: Button Injection+Office Building	Provide 2-hr fire-rated exit passageway leading directly outside (vestibules to separate any storage areas). Or, Provide sprinkler protection for discharge floor in accordance with NFPA 13 and RSC standard 6.17.3.	Within 2 months



F-15	Means of Egress	Building did not have Evacuation map, stair designation signs and occupant load signs at required locations on all floors. Location: B-1: Button Injection+Office Building	Provide Evacuation map, stair designation signs and occupant load signs at required locations.	Within 1 Month
F-16	Means of Egress	Handrails are not provided on both sides of the east exit stair on all floors. Location: B-1: Button Injection+Office Building	Provide handrails on both sides of the exit stair. Intermediate handrails shall be provided when the stair width exceeds 2.2 m (87 in. Existing handrails shall not less than 760 mm (30 in.) or greater than 1100 mm (44 in.) as measured from the leading edge of the tread.	Within 1 Month

				
F-17	Means of Egress	Roll up doors are provided at building exits, exit stairs and exit discharge. Location: B-1: Button Injection+Office Building and B-3: Store.	Replace all gates and doors along the means of egress with side-hinged, swinging egress doors in accordance with RSC standard 6.8.1.	Within 1 Month



F-18	Emergency Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes and at exit stairs on all floors. Location: B-1: Button Injection+Office Building	Test the emergency lighting system on each floor and provide additional emergency fixtures to supply adequate illumination along the means of egress. Provide a minimum illumination of 10 lux at the floor level within exit stairs and along exit discharge paths and a minimum 2.5 lux along exit access aisles.	Within 1 Month
F-19	Emergency Lighting	Exit signage was not provided along a path of egress at several location. Location: B-1: Button Injection+Office Building	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. Lighted exit signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated.	Within 1 Month
F-20	Inspection Testing and Maintenance of Emergency lighting	Inspection, testing, and maintenance for the emergency lighting system was not in accordance with RSC technical guidelines (standard). Location: B-1: Button Injection+Office Building	Inspect, test and maintain the emergency lighting system in accordance with RSC technical guidelines (standard). Keep written records on-site.	Within 1 month

F-21	No smoking sign	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 1 month
F-22	Fire Alarm & Detection System (FADS)	The fire alarm and detection system installation requires detailed review to confirm compliance with NFPA 72 and RSC standard.	Submit as-built drawings, testing records, equipment certification and other relevant documentation to the RSC for review and approval/acceptance test.	Design Review within 2 months and installation within 4 months.
F-23	Inspection Testing and Maintenance of Fire Alarm and Detection System (ITM)	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 NFPA 72. (After Installation)	Within 1 month after installation.