

INITIAL FIRE SAFETY INSPECTION REPORT

Chancellor Garments Ltd. (relocated)

RSC ID: 25554

295/JA/4/A, Rayer bazar, Dhaka-1209, Bangladesh.
23.7423472, 90.3618284

Other Factories: AZ Apparels (RSC ID 24821) & W Apparels (RSC ID 11063)
(Within the building and in the premises)



Inspected By: Mahfuza Khanom

Date: 04/03/2024

Fire Safety Inspection Report

Chancellor Garments Ltd. (relocated)

Introduction:

RSC ID: 25554

Chancellor Garments Ltd. (relocated) complex was surveyed for fire safety on **04 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):

1. Building 1
2. Building 2
3. Building 3

Factory Address: 295/JA/4/A, Rayer bazar, Dhaka-1209, Bangladesh.

Points of contact:

1.

Name: Mahfuzal Hoque
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2.

Name: A.K.M Aminul Islam (Amin)
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Findings & Recommendations :

Chancellor Garments Ltd. (relocated)

Table 1 summarizes the major fire safety issues identified during the inspection. Recommendations have been provided to address each issue.

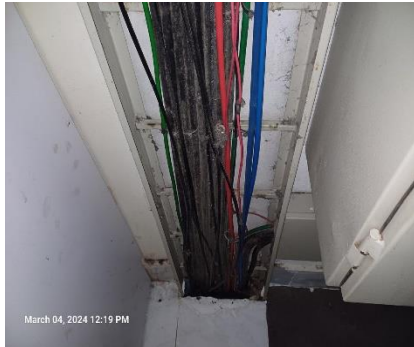
An implementation schedule shall be developed by the factory to remediate each of the findings. The specific timing of improvements, including any requested extensions due to design / installation constraints, shall be submitted to the RSC for approval.

Table-1:

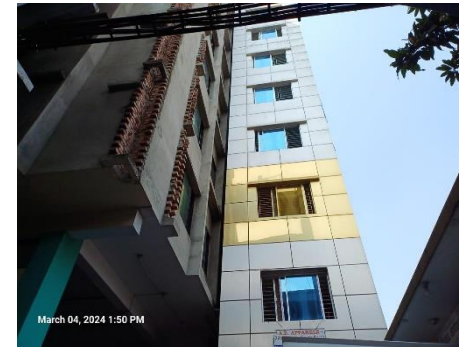
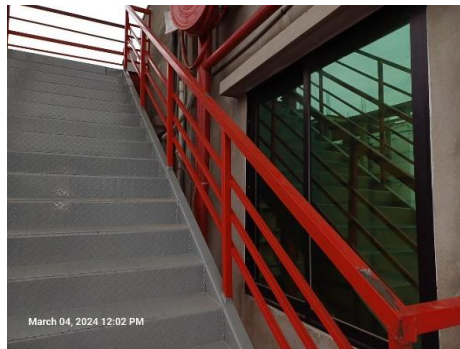
SI No.		Findings	Required Action	Remediation Time Frame
F-1	Fire Rated Construction	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction. Location: Building 1, 2 & 3.	The exit stair enclosure shall be provided with a minimum 1-hr fire resistance rating for buildings with 3 or fewer stories and a minimum of 2-hr. fire resistance rating for buildings 4 or more stories. Provide 0.75 hr. fire rated door and seal all penetrations and openings by 1 hr. fire rated fire rated barrier construction for building with 3 or fewer stories. Provide 1.5 hr. fire rated door and seal all penetrations and openings by 2 hr. fire rated fire rated barrier construction for building with 4 or more stories. Provide a fire-resistive rated assembly between the exterior exit stairs and the building up to 10 ft. beyond the end of the stair to achieve the required separation. The rated assembly shall be approved and/or designed by a qualified fire protection engineer. 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-2	Fire Rated Construction	Unsealed penetrations and openings are located in the fire rated floor/ceiling assemblies (plumbing pipes, electrical cables, expansion joint). Location: Building 1, 2	Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor level or seal all penetrations and openings in floors/ceiling assemblies by 3-hr fire rated listed/certified materials. The installation of such fire rated materials shall be following certified design. The same fire rating is required to be ensured for the pipe penetrations.	Within 3 Months
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F-3	Fire Rated Construction	Elevator shafts are directly open inside the floor. Location: Building-1 & 2.	Ensure the lift shaft is enclosed by a minimum 2-hour fire rated wall with minimum 1.5-hr fire rated opening protection. Recommended to follow "SUPPLEMENTARY PAPER ON REMEDIATION GUIDANCE ELEVATOR OR LIFT SHAFT OPENING IN EXIT ENCLOSURES" for remediation.	Within 3 Months
March 04, 2024 12:00 PM March 04, 2024 12:38 PM March 04, 2024 12:29 PM				
F-4	Fire Rated Construction	Unsealed penetrations and openings are located in the exit stair enclosures.	Seal all penetrations and openings in exit stair enclosure walls to maintain the fire separations.	Within 3 Months



F-5	Fire Rated Construction	Openings from exit enclosures to storage areas and utility areas are not provided with vestibules. Location: Ground and 1st Floor of Building-1,2 &3.	Provide vestibules for openings from exit enclosures to storage areas, basements, transformer rooms, generator rooms, boiler rooms, and similar normally unoccupied spaces according to RSC Technical Guideline (Standard)-6.14.3.	Within 3 Months
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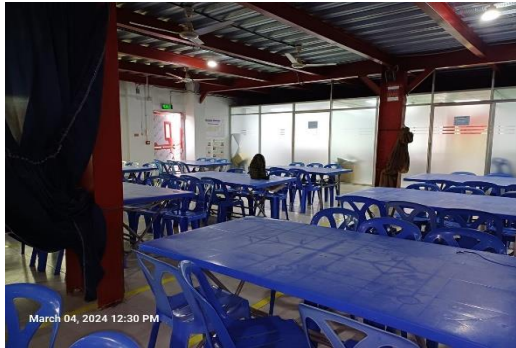


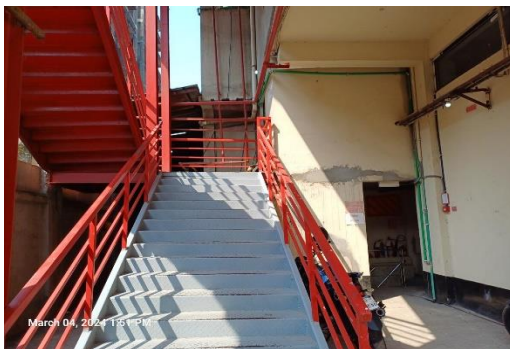
F-6	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancy/areas & floors. Location: Ground and 1st Floor of Building-1,2 &3.	Rooms used for storage of combustible materials shall be separated from the surrounding occupancy with a minimum 1 hour construction according to RSC Technical Guidelines (Standard) Section 3.4.2.1.5. Store rooms directly discharge in exit stair enclosure shall be separated in accordance with the RSC Technical Guidelines (Standard) Section 6.14.3	Within 3 Months
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F-7	Fire Rated Construction	Areas used for combustible storage are not separated by fire rated construction. Location: Building 1 and 2.	Provide defined storage areas and limit the storage arrangement as follows:- 1. General Condition: Maximum height of 2.4m and maximum area of 23m². Separate areas of unenclosed combustible storage by a minimum clear distance of 3m. 2. If sprinkler protected: maximum height of 3.66m and maximum area of 93m². Separate areas of unenclosed combustible storage by a minimum clear distance of 3m. 3. Enclose the storage area from the surrounding occupancy with a minimum 1 hour construction.	Within 3 Months
 				

F-8	Fire Rated Construction	Dining area and Prayer area is not separated from the sewing section, inspection rooms and other occupancies. Location: 4th floor of Building-2	Re-locate the dining and prayer area. Or Separate the dining and prayer area from working areas with 3-hr fire rated construction according to BNBC 2006 table 3.2.1. Required direct access to exit is recommended. Seal and/or protected all openings to maintain the required fire separations.	Within 3 Months
 				
F-9	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 Or, Physically separate the pump room from the protected building by a minimum of 50 ft. (15.3 m) in accordance with NFPA 20	Within 3 Months



F-10	Fire Rated Construction	Storage were observed underneath the cutting tables. Location: Ground floor.	Storage underneath the cutting tables shall be kept clear of combustibles at all time, except as provided for miscellaneous storage in accordance with the RSC Technical Guidelines (Standard) section 3.4.2.1.6 or where automatic sprinkler protection is installed. Where an automatic sprinkler system is installed sprinklers are required to be installed beneath cutting tables greater than 4 ft. in width that are used for storage of combustibles.	Within 3 Months
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F-11	Fire Rated Construction	The boiler, generator, compressor and substation rooms are not fire separated with fire rated construction barrier or assemblies from other occupancies. Location: Ground floor of Buildings.	Separate the boiler and compressor rooms by a minimum 1-hr fire-rated construction with 0.75-hr fire rated opening protective assemblies like fire rated door. Similarly separate generator and substation room by a minimum 2-hr fire rated construction with 1.5-hr fire rated opening protective assemblies like fire rated door. Provide proper ventilation and consult a qualified engineer for overall solution. When located to the exterior of a building by at least 3m (10 ft.) distance from surroundings then fire rated construction barrier is not mandatory.	Within 3 Months
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F-12	Fire Rated Construction	Liquefied or compressed gas cylinders were located in the factory premises along with storage materials.	The RSC Technical Guidelines (Standard) Section 3.4.2.1.11 prohibits the storage or use of liquefied or compressed flammable gas (LPG/CNG) cylinders within the factory building. Alternatively: 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 buildings 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, Chief Inspector of Boiler (CIOB) and Chief Inspector of Explosives Bangladesh (CIEB).	Within 3 Months
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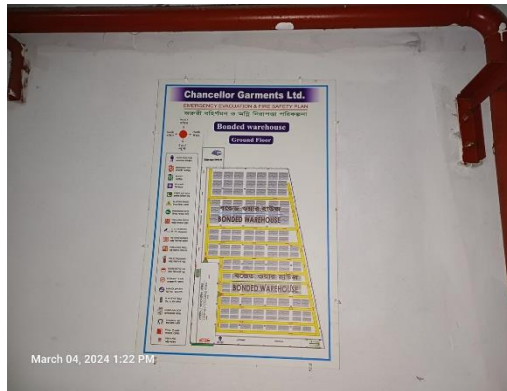
F-13	Fire Rated Construction	Three buildings form single fire compartmentation. The main structural element of the building/shed is constructed by steel which is non-rated and were found in exposed condition without any fire protection.	Interim building shall be type-1 or type-2 construction. Provide required fire rating on the structural elements by following Section 4.4 and Table 4.4.1 of the RSC 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
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F-14	Fire Rated Construction	Unsealed openings are observed in Building 1 with W Apparels (ID 11063) which is located South side approximately 5ft away.	All interim buildings and structures shall be separated from other buildings in accordance with BNBC 2006 Part 3 Table 3.2.2 and BNBC 2006 Part 3 Section 2.4.1.3. Exterior walls of exit enclosures in interim and existing buildings must meet the requirements of BNBC 2006.	Within 3 Months
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F-15	Means of egress	The width of all the exit stairs are less than 1.5 m (60 in.).	In new and interim construction and constructed stairs post 24 November 2013, stairs shall have a minimum width of 1.5 m (60 in.) for all industrial occupancies and 2.0 m (79 in.) for all assembly occupancies. For assembly use areas provided for prayer halls, dining halls and like areas that are for integral use by the factory workers, the minimum width for the primary occupancy use of the building shall be permitted to be used.	Within 3 Months
F-16	Means of egress	Common path of egress travel exceeds 23 meter in Ground floor of Building 03.	Reconfigure the egress arrangement to reduce the maximum common path of travel to not more than 23 meter.	Within 3 Months



F-17	Means of egress	Storage was located in exit stair and egress path.	Remove storage from the exit stairs and egress path.	Immediate
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F-18	Means of egress	Exit stairs do not discharge directly to the outside.	Modify stair to discharge directly outside. Or 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 meeting RSC Technical Guidelines (Standard) 6.17.3.	Within 3 Months
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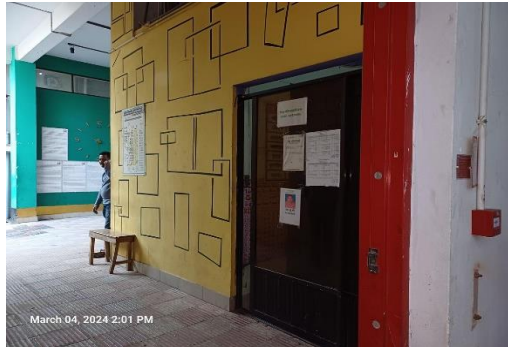


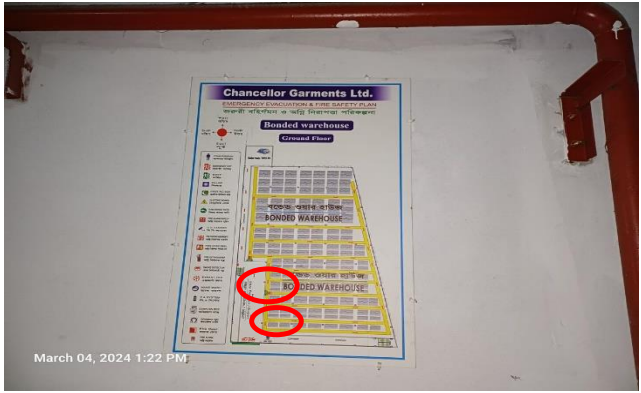
F-19	Means of egress	Building did not have stair designation signs and occupant load signs at required locations on all floor. Location: Building 1, 2 & 3.	Provide stair designation signs and occupant load signs at required locations.	Within 1 Month
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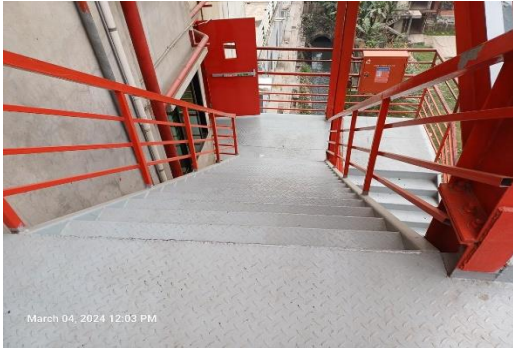
F-20	Means of egress	Occupiable roof is not provided with an adequate parapet / guard rail.	All occupiable roofs shall be provided with parapets or guards with a minimum height of 1067 mm (42 in.)	Within 3 Months
				
F-21	Means of egress	Aisle are not properly marked and found less than 36 in.	Aisles shall be properly marked and provided with a minimum unobstructed clear- width of 0.9m (36 in).	Within 3 Months



F-22	Means of egress	Sliding doors are provided at building exits.	Replace all collapsible gates/ sliding doors/ rolling shutter doors along the means of egress with side-hinged, swinging egress doors. If locks are required for security reasons, utilize specialized door locking features complying with NFPA101.	Within 1 Month
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F-23	Means of Egress	Exits are not remotely located from each other such that a single fire event could compromise both exits. Location: Ground floor Building-3	Specify appropriate upgrade based on conditions: - Modify exit arrangement to meet RSC Technical Guidelines (Standard) 6.6.6. or - Provide additional exit(s) to meet RSC Technical Guidelines (Standard) 6.6.6. or	Within 3 Months
				
F-24	Means of egress	The travel distance is exceeded the limit on the Ground and 1st floor of the Building 3.	Maximum allowable travel distance is required to be according to RSC Technical Guidelines (Standard) Section 6.13.1.	Within 3 Months

F-25	Means of egress	Handrails provided on both sides of exit stair are not proper.	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.). Guards are required to be according to RSC Technical Guidelines 6.12.2 (a sphere of 200 mm (8 in.) in diameter cannot pass through any opening up to a height of 865 mm (34 in.).	Within 3 Months
 				
F-26	Inspection Testing and Maintenance of Egress Lighting	Inspection, testing, and maintenance for the exit sign and emergency lighting system was not in accordance with RSC Technical Guidelines (standard).	Inspect, test and maintain the exit sign and emergency lighting system in the accordance with RSC Technical Guidelines (standard). Keep written records on-site.	Within 1 Month

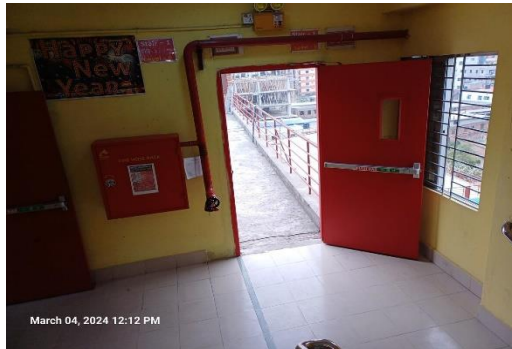
F-27	Egress Lighting	Directional signs are not provided where direction of the path of travel to an exit has changed. Location: Building 1, 2 & 3	Illuminated directional signs shall be provided where there is a change in the direction for the path of travel and the direction to an exit is not obvious.	Within 1 Month
				
F-28	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-29	Inspection Testing and Maintenance of Portable Fire Extinguisher	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.	Within 1 Month
F-30	Fire Alarm & Detection System (FADS)	The fire alarm and detection system is antiquated, not a listed system, and does not provide alarm and notification features consistent with acceptable standards. Fire detection system installation requires detailed review to confirm compliance with NFPA72 and in accordance with The RSC Technical Guidelines (Standard).	Submit design, drawings and other relevant documentation to the RSC for review. Replace the fire detection system with a new, listed addressable fire detection system in accordance with NFPA 72.	Design within 2 Months and installation within 4 Months



F-31	Inspection Testing and Maintenance of Fire Alarm and Detection System (ITM)	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-32	Fire Protection System (Standpipe)	Standpipe system installation requires detailed review to confirm compliance with NFPA 14, 20, 22, & 24 or as per RSC Technical guidelines (Standard). Location: Building 1, 2 & 3	Submit the standpipe system drawing to RSC for review. Once the design is reviewed, install/ modify the standpipe system throughout the building in accordance with review comment, RSC Standard and NFPA 14, 20, 22 and 24. After installation the owner shall conduct internal testing and commissioning and then contact the RSC for witness of final acceptance testing.	Design within 2 Months and modification (If require) within 4 Months.



F-33	Fire Protection System (Sprinkler)	The high-rise building has an occupied floor greater than 23 meter (75 feet) and is not provided with automatic sprinkler protection. Location: Building 1, 2 & 3	Submit the fire pump, standpipe and sprinkler system drawing to RSC for review. Once reviewed, install or modify the sprinkler system throughout the building in accordance with RSC Technical Guideline (Standard) and NFPA 13, 14, 20, 22 and 24. After installation the owner shall contact the RSC for witness of conducting the final acceptance testing of the standpipe system.	Design Review within 2 Months and installation within 4 Months
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F-34	Inspection, testing, and maintenance of the Fire Pump (ITM)	Inspection, testing, and maintenance for the Fire pump is not in accordance with NFPA 25 or as per RSC Technical guidelines (Standard).	Inspect, test and maintain the fire pump & water system and keep written records on-site, in accordance with NFPA 25 or as per RSC Technical guidelines (Standard).	Within 1 Month after installation.
F-35	Inspection, testing, and maintenance of Fire Protection System (ITM)	Inspection, testing, and maintenance for the Sprinkler and Standpipe system is not in accordance with NFPA 25 or as per RSC Technical guidelines (Standard).	Inspect, test and maintain the fire pump & water system & standpipe system and keep written records on-site, in accordance with NFPA 25 or as per RSC Technical guidelines (Standard).	Within 1 Month after installation

F-36	Means of Egress	Doors are swing out over stairs.	Provide landings on both side of exit door and prevent door leaf does not swing on landing area to facilitate uninterrupted egress of occupants.	Within 1 Month
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