

INITIAL FIRE SAFETY INSPECTION REPORT

APPARELS JB21 LTD.

RSC ID: 25953

GPS Coordinates: 22.29182816983227, 91.77759746869067

FS SFB #4,Road #2, Bay Area ,CEPZ,Chattogram

Other Factories: N/A



Inspected By: Md Tanvir Rahman

Date: 31-Oct-2024

Fire Safety Inspection Report

Apparels JB21 Ltd.

Address: FS SFB #4,Road #2, Bay Area ,CEPZ

Introduction:

RSC ID : 25953

Apparels JB21 Ltd. complex was surveyed for fire safety on **31-Oct-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

Note: Factory occupied in Sep 2023, before that this factory was occupied by Regency Garments Ltd. Unit-6.

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type & Floor area	Construction Category
1	Building 1. (MAIN PRODUCTION BUILDING)	Jul-2010 to Jun-2012	21 Oct 2013 by Chittagong EPZ	Sep-23	RCC (G+4) including rooftop shed Area: GF to 3rd Floor- 23,680 sft. Roof top shed- 13,352 sqft.	Existing
2	Ancillary Building-1. (Boiler Room)	Jul-2010 to Jun-2012	21 Oct 2013 by Chittagong EPZ	Sep-23	RCC (Single Storied) Area: 376 sft.	Existing
3	Ancillary Building-2. (Utility Building)	Jun-2024 to Oct-2024	21 Oct 2013 by Chittagong EPZ	Oct-24	RCC (Single Storied) Area: 548 sft.	New
4	Ancillary Building-3. (PUMP ROOM)	Jul-2010 to Jun-2012	21 Oct 2013 by Chittagong EPZ	Sep-23	RCC (Single Storied) Area: 193 sft.	Existing
5	Ancillary Building-4. (SECURITY ROOM)	Jul-2010 to Jun-2012	21 Oct 2013 by Chittagong EPZ	Sep-23	RCC (Single Storied) Area: 139 sft.	Existing
6	Ancillary Building-5. (CMS ROOM)	May-2024 to Jun-2024	21 Oct 2013 by Chittagong EPZ	Jul-24	Steel (Single Storied) Area: 40 sft.	New

Points of contact:



<p>A.K.M MOHIUDDIN General Manager (Commercial & Admin) 01711-159142 Mail : mohi@apparelsjb21.com</p>	<p>Md TANZIRUL ISLAM Manager (Hr. & Compliance) 01978-817075 Mail : tanzirvi@gmail.com</p>	
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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 review.

Table-1:



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-01	Fire Rated Construction	The exit stairs are not separated from other spaces due to unprotected opening and penetrations. Location: Stair-2 at main Building.	<p>Stair shall be enclosed with a minimum 2-hr fire-rated construction. Seal all unprotected openings and provide minimum 1.5-hr fire rated doors to separate the exit stairs from work areas and other building spaces on all floor levels. The clearance under the bottom of a door shall be a maximum of 3/4 in. (19 mm).</p> <p>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.</p> <p>Ensure that the fire doors are self-closing, 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.</p>	Within 3 months
				



F-02	Fire Rated Construction	Storage room/areas discharges directly into the exit stair enclosure at ground floor and 1st floor Location: main Building	<p>Openings from exit enclosure to storage room, generator and transformer spaces shall be provided with a vestibule with fire rated construction and openings.</p> <p>The minimum width of a vestibule shall not be less than 1.1 m nor less than the width of the corridor leading to the vestibule. The minimum length of a vestibule in the direction of escape travel shall be 1.8 m.</p>	Within 3 months
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F-03	Fire Rated Construction	Penetrations through floor/ceiling assemblies due to electric cable are found unsealed. Location: Main Building	<p>Seal all penetrations and openings in floor/ceiling assemblies by a listed through-penetration fire stop system tested in accordance with ASTM E814 or approved alternative standard to maintain minimum 3-hr. fire resistance rating. Installation shall be as per manufacturer published installation guideline and the certification authority's design criteria to ensure the required fire-rating.</p> <p>or,</p> <p>Provide a minimum 2-hr fire rated shaft to separate the penetration from each floor if required.</p> <p>or,</p> <p>If the aggregate area for busbar penetration through the floor/wall does not exceed 144 in², the factory can seal the busbar penetration using concrete, grout, or mortar installed to the full thickness of the floor/wall to maintain the fire-resistance rating.</p>	Within 3 months
				



F-04	Fire Rated Construction	<p>Combustible storage was not separated from the Dining capacity at 4th for (reported more than 300 occupant) and the female prayer room with fire-rated construction.</p>	<p>To classify the occupancy as E4, it's necessary to limit the occupant load to 300 or below.</p> <p>Afterward, ensure a three-hour fire separation from other occupancies or remove the storage from the dining.</p> <p>Openings within such fire barriers shall be protected by opening protectives having a fire protection rating of not less than 3 hr.</p> <p>Additionally, ensure that there are required direct exits available for the dining facilities, or consider relocating them to a dedicated building. .</p>	Within 3 months
 <p>31 October 2024 12:36 pm</p>		 <p>31 October 2024 12:36 pm</p>		


F-05	Fire Rated Construction	Office area (F1) was not separated from the Production area(G2) due to non rated door at main building.	Ensure the office area(F1) is fire separated by minimum 3-hr fire rated construction barrier with the production area(G2) as per table 3.2.1 of BNBC-2006.	Within 3 months
				

F-06	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location: Production Building	<p>Provide defined storage areas and limit the storage arrangement as follows:</p> <p>Maximum height of 2.45 m and maximum area of 23 m² and is separated by a minimum 3.0 m (10ft) from other storage areas and they do not exceed 10 percent of the building area of the story in which they occur.</p> <p>or,</p> <p>If sprinkler protected, Maximum height 12 ft (3.66 m) and maximum area of 1000 ft² (93 m²) and separated by a at least 25 ft (7.62 m) and does not constitute more than 10 percent of the building area or 4000 ft² (372 m²) of the sprinklered area, whichever is greater.</p> <p>or,</p> <p>Enclose the storage area from the surrounding occupancy with a minimum 1 hour construction.</p>	Within 3 months
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F-07	Means of Egress	Headroom clearance was found less than 6 feet 8 inches in the sewing area egress path due to the presence of the electrical channel, and main exit gate, and fire pump room	Ensure minimum headroom 6ft 8 inch or re-route the egress way to avoid the critical path.	Within 1 month
<div style="display: flex; justify-content: space-around;">   </div>				

F-08	Means of Egress	Sliding type doors have provided along means of egress. Location: Inspection room and north east side main gate exit.	All doors in a means of egress shall be of the side---hinged swinging type. Roll-down and sliding gates and shutters shall not be allowed. Doors serving an occupant load of more than 50 shall swing in the direction of egress travel.	Within 1 month
				

F-09	Means of Egress	The egress aisles available clear width were found less than 36 inch. Location: Accessories store main building.	Aisles shall be provided with a minimum unobstructed clear-width of 0.9 m (36 in.). The path of egress travel along a means of egress shall not be interrupted by any obstruction.	Immediately
				
F-10	Means of Egress	Building did not have occupant load signs at required locations. Locations: All Buildings	The occupant load shall be posted for every assembly and production floor in a facility in a conspicuous space near the main exit or exit access doorway for the space.	Within 1 month
F-11	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: Production Building	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 2 months
F-12	Egress Lighting	Directional signs are not provided where direction of the path of travel to an exit has changed. Location: Production Building	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 2 months



F-13	Inspection, Testing and Maintenance (ITM) of Emergency light and Exit Sign	Inspection, testing, and maintenance for the exit sign and emergency lighting system was not in accordance with the RSC standard.	Inspect, test and maintain the exit sign and emergency lighting system in the accordance with the RSC standard. Keep written records on-site.	Within 3 months
F-14	Human Element Programmes	Updated Fire evacuation maps is not posted at the entrance of all exit stair. Locations: All Buildings	Fire evacuation maps shall be posted at the entrance to each exit stair.	Within 2 months

F-15	Fire Alarm & Detection System (FADS)	The buildings are not provided with compliant fire alarm and detection systems. The installation of the fire and detection system (FADS) has been completed . Locations: All Buildings	<p>Addressable fire alarm and detection systems shall be installed throughout all buildings and structures (When complete sprinkler protection is provided throughout a floor with water flow devices designed to initiate the alarm notification, smoke and fire detection devices can be eliminated throughout that floor).</p> <p>Submit the proposed fire alarm system design to RSC for review. Once the design is reviewed, install the fire detection and alarm system throughout the building in accordance with review comment, RSC Technical Guidelines (Standard) and NFPA 72.</p> <p>After installation the owner shall conduct internal testing and commissioning and then contact the RSC for witness of final acceptance testing.</p>	Design within 2 month and modification/ installation with 4 months
<div style="display: flex; justify-content: space-around;">   </div>				
F-16	Inspection, Testing and Maintenance (ITM) of FADS.	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-17	Fire Suppression System (SUPS)	<p>The highest occupied floor of the main building is over 33 feet above grade, mandating a class III standpipe system.</p> <p>. Location: Main Building</p>	<p>A class III standpipe system (both a 40 mm connection with attached hose and a 65 mm connection) shall be installed throughout the production building (Where the building is protected throughout with automatic sprinklers a Class I standpipe (65 mm connections without attached hose) shall be permitted. The installation of Occupant Use (Class II 40 mm connections) shall not be required). Location: Production Building.</p> <p>Submit proposed fire Suppression System (fire pump, standpipe and sprinkler) design to RSC for review.</p> <p>Once the design is reviewed, install and modify the fire Suppression System throughout the building in accordance with review comment, RSC Technical Guidelines (Standard) and NFPA 13, 14, 20, 22 and 24.</p> <p>After installation the owner shall conduct internal testing and commissioning and then contact the RSC for witness of final acceptance testing.</p>	<p>Design within 2 month and modification/ installation with 4 months</p>
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F-18	Inspection, Testing and Maintenance (ITM) of SUPS	Inspection, testing and maintenance of the fire pump system is not in accordance with NFPA 25.	Inspect, test and maintain the fire pump system and keep written records on-site, in accordance with NFPA 25 and RSC standards.	Within 1 Month (after installation)
F-19	Inspection, Testing and Maintenance (ITM) of SUPS	Inspection, testing and maintenance of the automatic sprinkler system is not in accordance with NFPA 25.	Inspect, test and maintain the automatic sprinkler system and keep written records on- site, in accordance with NFPA 25 and RSC standards.	Within 1 Month (after installation)
F-20	Inspection, Testing and Maintenance (ITM) of SUPS	Inspection, testing and maintenance of the standpipe system is not in accordance with NFPA 25.	Inspect, test and maintain the standpipe system and keep written records on-site, in accordance with NFPA 25 and RSC standards.	Within 1 Month (after installation)
F-21	Inspection, Testing and Maintenance (ITM) of 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 on- site, in accordance with NFPA 10 and RSC standards.	Within 2 Months