

FIRE SAFETY INSPECTION REPORT

DYNASTY SWEATERS BANGLADESH LTD.

AUKPARA, ASHULIA, SAVAR



March 24, 2014

SUMMARY

Dynasty Sweaters Bangladesh Ltd. was surveyed for fire safety on 3/24/2014 by Hughes Associates, Inc. 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.

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 Accord for approval.

Table 1. Findings And Recommendations

No.	Category	Finding	Recommendation	Remediation Timeframe
F-1	Fire Rated Construction	The transformer room is not separated by fire-rated construction due to openings and a non-rated door. The transformer room is adequately spaced from the building however it is adjacent to the egress path to an assembly point from the northwest stairwell discharge.	Separate the transformer room by a minimum 2-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations	Within 3 months



F-2	Fire Rated Construction	The boiler/generator room is not separated by fire-rated construction due to openings, non-rated doors, penetrations, and a non fire-resistive ceiling. The southwest stair discharge path to an assembly point currently passes through the boiler/generator room.	Separate the boiler/generator room by a minimum 2-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations. Alter the discharge path of the southwest stairs to join with the southeast stair discharge. Ensure that the path to join the two egress routes is unobstructed, free and clear of debris, and that all penetrations from the building below a height of 15 ft. are sealed and/or provided with fire-rated separations. Alternately, provide a 2-hr fire-rated passageway through the boiler/generator room with 2-hr vestibules from mechanical areas on either side. The doors discharging to the mechanical rooms should be rated for 2-hr fire resistance and the doors discharging to the exit passageway should	Within 3 months
-----	-------------------------	---	--	-----------------





F-3	Fire Rated Construction	The storage room on the sixth floor (Sample Yarn Store) is not separated by fire-rated construction. Factory operations (winding) were observed within the storage room.	Provide the dedicated storage room separated by minimum 1-hr fire-rated construction. Relocate factor operations to the exterior of the dedicated storage room.	Within 3 months
-----	-------------------------	--	--	-----------------



F-4	Fire Rated Construction	Areas used for combustible storage (Warehouse, General Store, Distribution Rooms) are not separated by fire-rated construction.	Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction.	Within 3 months
-----	-------------------------	---	--	-----------------



F-5	Fire Rated Construction	Areas used for combustible storage on factory floors are not separated by fire-rated construction.	Provide defined storage areas and limit the storage arrangement as follows: - Maximum height of 2.4m and maximum area of 23m² - 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.	Within 3 months
-----	-------------------------	--	---	-----------------



F-6	Fire Rated Construction	The exit stairs are not separated from work areas and other spaces on each floor by fire-rated construction.	Provide minimum 1.5-hr fire rated doors and 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-7	Fire Rated Construction	The exit stairs are not separated from [work areas, other spaces] on each floor by fire-rated construction.	Provide minimum 1.5-hr fire rated doors and 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-8	Fire Rated Construction	Unsealed penetrations and openings are located in the fire-rated floor/ceiling assembly on the ground floor in the Bonded Warehouse and in the Ironing Section.	Provide a minimum 2-hr fire-rated shaft to separate the utility risers from each floor level. Seal all penetrations and openings in floor/ceiling assemblies to maintain the fire separation.	Within 3 months



F-9	Fire Rated Construction	The southeast and southwest exit stairs are not separated from work areas and other spaces on each floor by fire-rated construction. No fire-rated stairwell enclosure is provided for either stairs. Storage areas (General Store, Bonded Warehouse, Distribution Room) discharge directly to the exit stairs on several floors.	Provide minimum 1.5-hr fire rated doors and enclose both stairs with 2-hr fire-rated construction 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. On any floor where a storage room discharges directly to the stairwell, provide a 2-hr fire-rated vestibule within the room with a 1-hr fire-rated door discharging to the storage room and a 1.5-hr fire-rated door discharging to the stairwell.	Within 3 months
-----	-------------------------	---	--	-----------------





F-10	Fire Rated Construction	Discharge path of the southeast stairs to assembly point, with less than 30 ft. building separation, has unprotected openings at a height of less than 15 ft.	Seal all penetrations and openings to the interior of the building, up to a height of 15 ft., to maintain the fire separation.	Within 3 months
------	-------------------------	---	--	-----------------



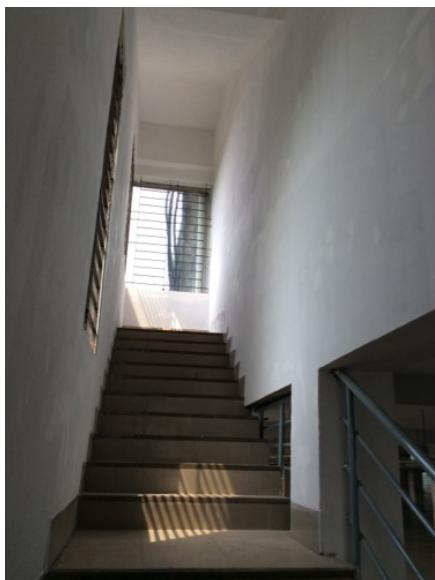
F-11	Egress	Egress doors and gates with locking features are provided at building exits, exit stairs, along egress routes, and at exit discharge. All gates and doors were open and unlocked during the inspection.	Remove locking features from all egress doors and gates. If locks are required for security reasons, utilize special door locking features complying with NFPA 101.	Immediate
------	--------	---	--	-----------



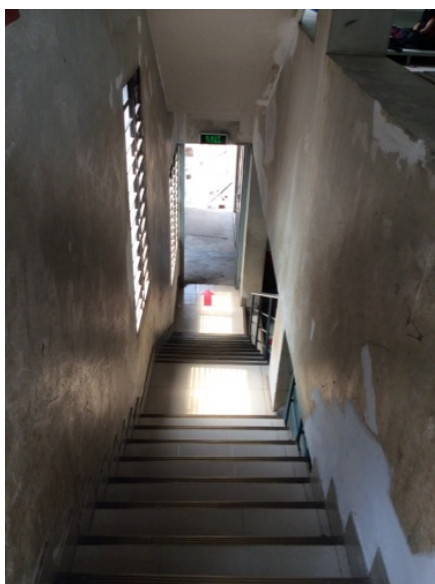
F-12	Egress	Collapsible gates and sliding doors are provided at building exits, exit stairs, along egress routes, and at exit discharge.	Replace all gates and sliding doors along the means of egress with side-hinged, swinging egress doors. If locks are required for security reasons, utilize special door locking features complying with NFPA 101.	Within 1 month
------	--------	--	--	----------------



F-13	Egress	Common path of egress travel exceeds 30 m. on the sixth floor from the office area.	Reconfigure the egress arrangement to reduce the maximum common path of travel to not more than 30 m. Ideally, provide the southeast exit stair as an exit from the office area.	Within 3 months
------	--------	---	---	-----------------



F-14	Egress	Handrails are not provided in the southeast and southwest exit stairs.	Provide handrails on at least one side of exit stair.	Within 3 months
------	--------	--	---	-----------------



F-15	Egress	Storage was located in both northeast exit stairs.	Remove all storage from exit stairs and egress paths.	Within 3 months
------	--------	--	---	-----------------



F-16	Egress	Non serving equipment (drinking water station) is located in the northwest stairwell.	Relocate the drinking water station to the exterior of the stairwell. Alternately, provide access to the drinking water station directly from the factory floor and not through means of accessing the stairwell.	Within 3 months
------	--------	---	--	-----------------



F-17	Egress	Storage was located along the discharge path to an assembly point from the southeast stairs.	Remove storage from the discharge path.	Within 3 months
------	--------	--	---	-----------------



F-18	Egress	The exit discharge path of the southwest stairwell poses an immediate tripping/drop off hazard.	Provide an unobstructed even walking surface for all egress routes.	Within 3 months
------	--------	---	---	-----------------



F-19	Fire Protection	The fire alarm system is antiquated, not a listed system, and does not provide alarm and notification features consistent with acceptable standards.	Replace the fire alarm system with a new, listed addressable fire alarm system in accordance with NFPA 72.	Design within 4 months, install within 9 months
------	-----------------	--	--	---



F-20	Fire Protection	Inspection, testing, and maintenance records for the fire alarm system were not available.	Inspect, test and maintain the fire alarm system, and keep written records on-site, in accordance with NFPA 72.	Within 3 months
F-21	Fire Protection	The building is equipped with single-station smoke alarms. Smoke alarm activation sounds only a local alarm and does not provide automatic fire alarm notification of occupants.	Replace the single-station smoke alarms with automatic smoke detectors tied into the fire alarm system. Configure the fire alarm system to initiate occupant notification upon activation of any two smoke detectors in addition to the manual fire alarm stations.	Within 6 months



F-22	Egress Lighting	Based on the number and location of emergency lights observed throughout the building, 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 3 months
F-23	Egress Lighting	Lighted exit signs are not provided at and along the path of egress to the northeast stairwell on the sixth floor.	Provide exit signs above all exits to the exterior and all doors to the exit stairs.	Within 3 months



F-24	Egress Lighting	Emergency lighting did not function in test mode (burned out, broken, etc.).	Regularly test the emergency lighting system on each floor and replace/repair lights as needed.	Within 3 months
		Specify location(s)		