

FIRE SAFETY INSPECTION REPORT

DEKKO READYWEARS LTD

**PLOT -M1, ROAD - 7, PALLABI, MIRPUR, DHAKA
PALLABI PLAZA**



March 8, 2014

SUMMARY

Dekko Readywears Ltd was surveyed for fire safety on 3/8/2014 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	Electrical supply is located under East most facing stairwell at landing area is not separated by fire-rated construction openings, non-rated doors and penetrations all present.	Separate the electrical supply 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 room on the third floor is not separated by fire-rated construction openings, non-rated doors and penetrations all present.	Separate the boiler 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-3	Fire Rated Construction	5th floor storage areas used for combustible storage is not separated by fire-rated construction.	Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction. Where separate storage rooms are not feasible, 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
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F-4	Fire Rated Construction	The exit stairs are not separated from work areas 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
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F-5	Fire Rated Construction	Unsealed penetrations and openings 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.	Within 3 months
			Seal all penetrations and openings in floor/ceiling assemblies to maintain the fire separation.	





F-6	Fire Rated Construction	Unsealed penetrations and openings are located in exit stair enclosures.	Seal all penetrations and openings in exit stair enclosure walls to maintain the fire separation.	Within 3 months
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F-7	Egress	Egress doors gates with locking features are provided at building exits, exit stairs, along egress routes and exit discharge. Steel sliding gated doors where present on all egress points from floor plates, first floor landings, main egress doors and all storage doors. All doors were unlocked during inspection	Remove locking features from all egress doors / gates. If locks are required for security reasons, utilize special door locking features complying with NFPA 101.	Immediate
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**F-8 Egress**

Collapsible gates sliding doors are provided at all building exits, exit stairs, along egress routes and exit discharges.

Replace all gates / sliding doors along the means of egress with side-hinged, swinging egress doors.

Within 1 month

If locks are required for security reasons, utilize special door locking features complying with NFPA 101.



F-9	Egress	The day-care room does not have direct access to an exit stair on the fifth floor, at present it is more than the 9m travel distance to a point of egress.	Specify appropriate upgrade based on conditions: - Provide a minimum 2-hr fire-rated exit corridor between the day-care room and exit stair.	Within 3 months
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F-10	Egress	East most stairwells exit stair discharges to inside the building.	Specify appropriate upgrade based on conditions: - Provide 2-hr fire-rated exit passageway leading directly outside (vestibules to separate any storage areas).	Within 3 months
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F-11	Egress	Exit stair door 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	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
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F-13	Fire Protection	It was observed that the high-rise building has an occupied floor greater than 23m (75 ft) and is not provided with automatic sprinkler protection. The large occupant loads, heavy fuel loading, and anticipated extended egress times warrant sprinkler protection.	Provide automatic sprinkler protection throughout the building in accordance with NFPA 13.	Design within 6 months, install within 12 months
F-14	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-15	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 1 month
		A number of emergency lights were burnt out when tested, it should be noted compliance team began to correct non lit bulbs at time of inspection, Emergency lighting maintenance schedule should be in place with weekly/monthly checks.		

