

# **FIRE SAFETY INSPECTION REPORT**

**TEXTOWN LIMITED (NEW BUILDING)**

**ACCORD ID: 12527**

**DEWAN IDRIS ROAD, BARA RANGAMATIA, ASHULIA, DHAKA, BANGLADESH  
(23.912132,90.301616)**

**OTHER FACTORY (S): TEXTOWN LIMITED**



**Inspected By: Shabbir Hossain and Pantha Pallob Das**

**Date: 22 November, 2016**

# Fire Safety Inspection Report

## Textown Limited (New Building/Building-4)

### Summary

Textown Limited (New Building/Building-4) complex was surveyed for fire safety on 22/11/2016 by The Accord 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 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.



## 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 Accord for approval.

Table-1:

SI No.	Category	Findings	Required Action	Remediation Time Frame
1	Fire Rated Construction	<p>The exit stair enclosures are not separated from work areas and other spaces on each floor by fire rated construction.</p> <p><b>Note:</b> Door accessories were not properly functional in all fire rated door. Fire rated doors of stair-3 were not interfaced with installed fire alarm system (The fire rated doors were open during inspection for which factory used bricks, drums etc.). Moreover some unprotected openings and penetrations observed on all three stairs.</p>	<p>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. Once fire doors are installed, every door in a stair enclosure serving more than 5 stories shall be provided with re-entry unless it meets.</p>	Within 3 months





2	Fire Rated Construction	Areas used for combustible storage open to the factory are not separated by fire rated construction on 3rd floor's cutting area.	<p>Provide defined storage areas and limit the storage arrangement as follows:</p> <ul style="list-style-type: none"> <li>- Maximum height of 2.45m (8ft.) and maximum area of 23m<sup>2</sup> (250 ft<sup>2</sup>) - If sprinkler protected: maximum height of 3.66m (12ft.) and maximum area of 93m<sup>2</sup> (305ft<sup>2</sup>) Separate areas of unenclosed combustible storage by a minimum clear distance of 3m (10ft.).</li> </ul>	Within 3 months
---	-------------------------	--	--	-----------------



3	Fire Rated Construction	<p>Unsealed penetrations and openings are located in exit stair enclosures and electrical risers on each floor.</p> <p><b>Location:</b> Stair-1 &amp; 2 and north side electrical riser.</p>	<p>Seal all penetrations and openings in exit stair enclosure walls to maintain the fire separation.</p>	<p>Within 3 months</p>
---	-------------------------	--	--	------------------------



4	Fire Rated Construction	<p>The elevator shafts are not properly fire separated from exit passageway of stair-1 and store room of basement floor by fire rated construction (unprotected openings and penetrations). Location of Elevator Shafts: North and west side of factory building.</p>	<p>Provide 2-hr fire rated construction to separate the shafts with 1.5-hr opening protective assemblies if required.</p>	<p>Within 3 months</p>
---	-------------------------	---	---	------------------------





5	Fire Rated Construction	The exit discharge path serving east exit which discharges from stair-3 is less than 10 ft. wide and is not separated from the building interior.	Seal all penetrations and openings to the interior of the building along the discharge path, up to a height of 10 ft. to provide a minimum 2-hr fire separation.	Within 1 month
---	-------------------------	---	--	----------------



6	Fire Rated Construction	<p>The fire pump room is not provided with adequate fire separation.</p> <p><b>Location:</b> Ground floor of building-1.</p>	<p>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. If the pump located outside of building then it shall be at least 50 ft away from another occupancy.</p>	Within 3 months
---	-------------------------	--	---	-----------------



7	Fire Rated Construction	<p>The raised walkway (connecting bridge) is not separated from storage area of building #1 on the 3rd floors by fire-rated construction.</p>	<p>Provide minimum 1.5-hr fire rated doors at least on storage side (building-1) and seal all unprotected openings to separate the connecting bridge from storage areas/work areas and other building spaces on all floor levels.</p> <p>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.</p> <p>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
---	-------------------------	---	---	-----------------





8	Fire Rated Construction	Fire Alarm Control Panel (FACP) room is not separated from adjacent fire pump room by fire rated construction.	Re-locate the FACP into a safe location or provide at least 2-hr fire separation between fire pump room and FACP room.	Within 1 month
---	-------------------------	--	--	----------------



9	Egress	<p>Storage was located in the exit stair.</p> <p><b>Location:</b> Stair-1 (Ground floor), stair-2 (shoe rack on all floor) and Stair-3 (1st Floor).</p>	Remove all storage from exit stairs and egress paths.	Immediate
---	--------	---	---	-----------



10	Egress	<p>The width of unobstructed egress aisles is less than 36-in.</p> <p><b>Location:</b> Basement and Ground Floor.</p>	Provide minimum unobstructed aisle widths of 36-in.	Immediate
----	--------	---	---	-----------





11	Egress	Occupant load and stair designation signage are not provided at all required locations as per ACCORD standard.	Provide Floor, occupant load and stair designation signage as per the ACCORD guideline.	Within 1 month
----	--------	--	---	----------------



12	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes for any floor. In basement there is no emergency lighting facility available.	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 3 months
				
13	Egress Lighting	Inspection, testing and maintenance for the emergency lighting system was not in accordance with The ACCORD standard.	Inspect, test and maintain the emergency lighting system in the accordance with The ACCORD standard. Keep written records on-site.	Within 1 month



14	Fire Protection	Based on observation and as per actual site condition number of detecting devices observed are inadequate as per NFPA 72 throughout the building.	Provide detecting device in accordance with NFPA-72.	Within 6 months.
----	-----------------	---	--	------------------



15	Fire Protection	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.	<p>Within 3 months (For available system)</p> <p>Within 6 months (Compliant system).</p>
----	-----------------	--	--	--



16	Fire Protection	The installed standpipe system is not in accordance with the NFPA 14. Class-III standpipe system is not installed in all required location as well as non listed products observed in several locations.	Install third party certified class-III standpipe system throughout the building in accordance with NFPA-14.	Within 6 months
----	-----------------	--	--	-----------------



17	Fire Protection	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.	<p>Within 3 months (For available system)</p> <p>Within 6 months (Compliant system).</p>
----	-----------------	--	---	--



18	Fire Protection	The fire fighting pump set is not installed in accordance with NFPA-20.	Modify the available diesel engine driven fire pump, pump controllers and other required equipment with listed one and in accordance with NFPA-20.	Within 6 months
----	-----------------	---	--	-----------------

