

FIRE SAFETY INSPECTION REPORT

**PADMA SATEL ARAB FASHIONS LTD
LUNA COMPLEX (6 AND 7TH FLOOR) JOYBANGLA
ROAD, BOROBARI, GAZIPUR**

OTHER FACTORIES: P & K FASHIONS LTD



ACCORD
on Fire and Building Safety in Bangladesh

July 12, 2014

SUMMARY


Padma Satel Arab Fashions Ltd was surveyed for fire safety on 7/12/2014 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	Hazardous materials area is not separated by fire-rated construction from the generator space (openings, non-rated doors, penetrations).	Separate the hazardous materials storage 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	Areas used for combustible storage are not separated by fire-rated construction on the seventh floor	Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction.	Within 3 months



F-3	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
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F-4	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
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F-5	Fire Rated Construction	The boiler, generator and transformer room is not separated by fire-rated construction (openings, non-rated doors, penetrations).	Separate the boiler, generator and 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
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F-6	Fire Rated Construction	The exit discharge path serving the rear exit to the front of the building is less than 10 ft wide and is not separated from the building interior.	<p>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 1-hr fire separation.</p> <p>Alternatively, provide a second remote discharge path to the public way (only include this if feasible).</p>	Within 6 months
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F-7	Egress	Egress doors and gates with locking features are provided at building exits, exit stairs, along egress, routes and main exit discharge. All gates and doors were open and unlocked during the inspection.	<p>Remove locking features from all egress doors and gates.</p> <p>If locks are required for security reasons, utilize special door locking features complying with NFPA 101.</p>	Immediate
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F-8 Egress

Storage was located in the exit stair such as trash cans on each stair landing.

Remove all storage from exit stairs and egress paths.

Immediate



F-9	Egress	Collapsible gates and sliding doors are provided at building exits, exit stairs, along egress routes and main exit discharge.	Replace all gates / 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-10	Egress	The exit stair door 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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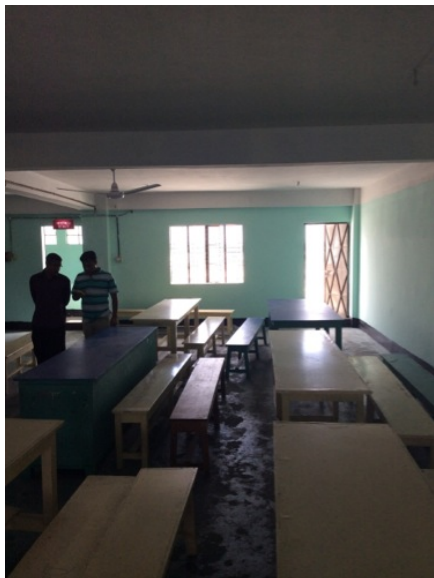


F-11 Egress

The exits are not remotely located from each other such that a single fire event could compromise both exits on the seventh floor dining space.

Provide additional exit.

Within 6 months



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
F-13	Fire Protection	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 of 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.	Within 3 months
F-15	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.	Remove single-station smoke alarms. Provide automatic smoke detection throughout the building, tied into the fire alarm system, in accordance with NFPA 72.	Within 6 months



F-16	Egress Lighting	Exit signage was not provided on the seventh floor exit routes.	Provide exit signs above all exits to the exterior and all doors to the exit stairs.	Within 1 month
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F-17	Egress Lighting	Manual on-off switch is provided for exit signage units.	Remove manual on/off switches from exit signage units to prevent them from being switched off.	Within 1 month
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F-18	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes and stairs.	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
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F-19	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 accordance with The ACCORD standard. Keep written records on-site.	Within 3 months
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