

FIRE SAFETY INSPECTION REPORT

TUSUKA JEANS LTD. (UNIT-2)

ACCORD ID: 12669

Konabari, Neelnagar, Gazipur

(24.011060,90.324665)

Other Factory: Tusuka Processing Ltd. and Tusuka Trouser Ltd.



Inspected by: Pantha Pallob Das & Md. Rakibul Alam

Date: 18 January, 2017

Summery

Tusuka Jeans Ltd. (Unit-2). Complex was surveyed for fire safety on 18 January, 2017 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.



Table 1. Findings and Recommendations

No.	Category	Finding	Recommendation	Remediation Timeframe
F-1	Fire Rated Construction	The generator and substation is not fire separated with fire rated construction barrier. Location: Ground floor of Tusuka Jeans unit-1 building.	Separate the boiler room by a minimum 2-hr fire-rated construction for high rise. Seal and/or protect all openings to maintain the required fire separations. Provide proper ventilation and consult a qualified engineer. If applicable: When located to the exterior of a building, separate the generator and substation room by a minimum distance of 3m (10 ft).	Within 3 months



F-2	Fire Rated Construction	Exit stairs are not separated from work areas & other spaces on each floor by fire-rated construction due to unprotected openings, as the installed fire rated doors are not functional and kept open forcedly by external materials.	Separate the exit stairs from work areas and other building spaces on all floor levels by minimum 2- hr fire-rated construction. Provide minimum 1.5- hr fire rated doors and seal all unprotected openings and penetrations to maintain the fire separation. Ensure that all fire doors are self-closing and positive latching, and are provided with fire exit (panic) hardware where serving production floors or assembly Occupancies. 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 ACCORD standard 6.8.3.1.	Within 3 months
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- F-3 Fire Rated Construction
- Rooms used for combustible storage are not fire separated by minimum 1- hr fire rated construction due to unprotected barrier, openings and penetrations.
- Locations:** Basement, 1st floor, 3rd floor and 7th floor.

Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction. Within 3 months



F-4	Fire Rated Construction	Areas used for combustible storage open to the factory are not separated by fire rated construction on Ground, 2 nd to 7 th floors.	Provide defined storage areas and limit the storage arrangement as follows: - Maximum height of 2.45m (8ft.) and maximum area of 23m ² (250 ft ²) - If sprinkler protected: maximum height of 3.66m (12ft.) and maximum area of 93m ² (305ft ²). Separate areas of unenclosed combustible storage by a minimum clear distance of 3m (10ft.).	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. Location: Electrical riser on every floor.	Seal all penetrations and openings in floor/ceiling assemblies to maintain the fire separation.	Within 3 months
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F-6 Fire Rated Construction

The exit discharge path/egress court for south-east, south-west and north-east stairs are less than 10 ft. wide but not separated from the building interior.

Location: South side of the building.

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 3 months



F-7	Fire Rated Construction	Chemical store where hazardous chemicals available on ground floor not separated with adjacent occupancy.	Relocate the chemical store to a safe place or provide 2-hr fire rated construction barrier with 1.5-hr opening protective assemblies to separate the chemical store from surroundings. Chemical store shall be type-I construction.	Within 3 months
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F-8	Egress	Exit capacity is not adequate for the occupant load on the 8 th floor. The 8 th floor has 1235 occupants (Considering dining fully occupied) and the exit capacity is 644 occupants.	Reduce occupant up to maximum 644 without sprinkler and 1000 with sprinkler or provide additional exit (s).	Immediate
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F-9 Egress

The exits are not remotely located even the common path of travel does not meet the requirement which exceeds 23 m.

Location: Basement

-Reconfigure the egress rearrangement to reduce the maximum common path of travel to not more than 30 meter (With sprinkler).

-The exits or means of egress openings shall be not less than one-third of the maximum overall diagonal dimension of floor (with sprinkler) and half without sprinkler

Within 3 months



F-10	Egress	Non-compliant locking features observed in the exits doors along the means of egress. Location: Exit door (Sample section- 7th floor, R&D section- ground floor).	Remove all non-compliant locking features from egress doors. -If locks are required for security reasons, utilize special door locking features complying with NFPA 101. -Doors may be locked where the latch and lock are disengaged with one motion where the occupant load does not exceed 49 persons. -Doors may be provided with locking hardware from the ingress side provided that a panic bar is installed on any door with an occupant load exceeding 49 persons.	Immediate
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F-11	Egress	Storage were observed inside of north-west stair enclosure on ground floor.	Remove all storage from stair enclosure and means of egress.	Immediate
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F-12

Egress

Handrail is not provided on any side for north-west stairs on basement and ground floor.

Provide handrails on both sides of the exit stair. New handrails shall have a minimum height of 865 mm (34 in.) and a maximum height of 965 mm (38 in.) as measured from the leading edge of the tread. Intermediate handrails shall be provided when the stair width exceeds 2.2 m (87 in.)

Within 1 month



F-13	Egress	Parapets or guards are provided in occupied roof (8 th floor) which is less than 1067mm (42 inch.).	Provide parapets or guards with a minimum height of 1067mm (42 inch.).	Within 3 months
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F-14	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes and at exit stairs on all floors.	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
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F-15

Egress Lighting

Directional signs are provided where direction of the path of travel to an exit has changed but not sufficient.

Location: All floors.

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 3 months



F-16	Egress Lighting	Manual on-off switch is provided for some exit signage units.	Remove manual on/off switches from emergency lighting / exit signage units to prevent them from being switched off.	Within 1 month
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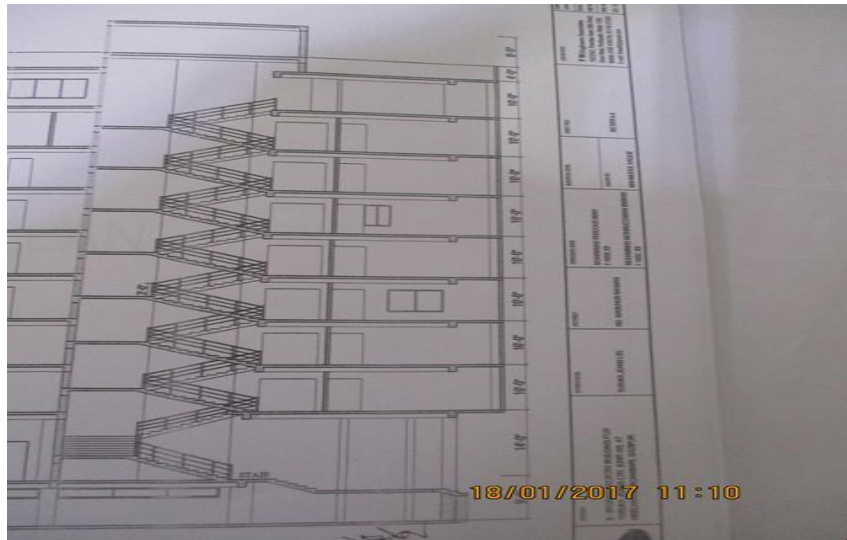
F-17	Fire Detection and Alarm System	The fire detection and alarm system is antiquated, not a listed system and does not provide alarm and notification features consistent with acceptable standards.	Replace the fire detection and alarm system with a new, listed addressable fire alarm system in accordance with NFPA 72. Design shall be submitted to ACCORD Chief Safety Inspector for review prior to installation of the system.	Design within 4 months and installation within 9 months.
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F-18	Fire Detection and Alarm System (ITM).	Inspection, testing and maintenance (ITM) for the fire detection and alarm system is not in accordance with NFPA 72.	Inspect, test and maintain the fire detection and alarm system and keep written records on-site, in accordance with NFPA 72.	Within 1 month (After complete installation)
F-19	Fire Protection System	The existing high-rise building with an occupiable floor greater than 23 m (75 ft) above the finished grade is not protected with an approved automatic sprinkler system. The large occupant loads, heavy fuel loading, and anticipated extended egress times warrant sprinkler protection.	Provide an automatic sprinkler protection along with required standpipe system throughout the building in accordance with NFPA 13, 14, 20, 22 and 24.	Design within 4 months and installation within 9 months





F-20

Fire Protection
System (ITM)

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.

Within 1 month
(After complete
installation).

