



## 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.

SI No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
1	Fire Rated Construction	Generator room is not properly separated by fire rated construction and is open directly to egress discharge at ground floor.	Generator room shall be separated from other occupancies by a minimum 2-hr fire rated construction (wall, floor, slab etc.). Seal all penetrations and to maintain required fire separation provide 1.5-hr fire rated materials in the openings (door, window etc.) if required. All exhaust systems shall discharge to the exterior of the building in a safe location.	Within 03 Months	




SI No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
2	Fire Rated Construction	Boiler & Switchgears room are not properly separated by fire rated construction from each others and is directly open to the egress discharge at ground floor.	Boiler & Switchgear room shall be separated from each other by a minimum 2-hr fire rated construction (wall, floor, slab etc.). Seal all penetrations and to maintain required fire separation provide 1.5-hr fire rated materials in the openings (door, window etc.) if required. All exhaust systems shall discharge to the exterior of the building in a safe location.	Within 03 Months	 <p>The pictorial evidence consists of two photographs. The top photograph shows a room with several large electrical control panels (switchgear) with red indicator lights and warning signs. A doorway in the background is open, showing a person in a blue uniform standing in a brightly lit area. The bottom photograph shows a large blue industrial boiler with the letters 'S E L' written vertically on its side. A red fire extinguisher is mounted on the wall above the boiler, and various pipes and electrical conduits are visible around the equipment.</p>




Sl No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
3	Fire Rated Construction	Liquefied or compressed gas cylinders were located within the factory at the intermediate place between two exit discharges.	The storage or use of liquefied or compressed flammable gas cylinders shall be prohibited within the factory building or shall be fire separated with 1-hr Fire construction.	Within 3 months	




SI No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
4	Fire Rated Construction	The both exit stairs are not separated by fire-rated construction at all floor.	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 03 Months	




Sl No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
5	Fire Rated Construction	The air compressor room is not separated by fire rated construction and is open directly to the Store at ground floor.	Separate the air compressor room by a minimum 1-hr fire-rated construction for non-high rise, and 2-hr fire rated construction for high rise building. Seal and/or protect all openings to maintain the required fire separations. When located to the exterior of a building, 3m (10 ft.) separation is required. Provide proper ventilation and consult a qualified engineer.	Within 03 Months	





SI No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
6	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancy and stair at fifth floor and ground floor	Store rooms shall be separated from the surrounding occupancy with a minimum 1 hour construction.	Within 03 Months	





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7	Storage Areas	Areas used for in-process storage of combustible materials are open to the surrounding occupancy at several floors.	<p>Provide defined storage areas and limit the storage arrangement as follows:-</p> <p>1. <b>General Condition:</b> Maximum height of 2.4m and maximum area of 23m<sup>2</sup>. Separate areas of unenclosed combustible storage by a minimum clear distance of 3m. Or</p> <p>2. <b>If sprinkler protected:</b> maximum height of 3.66m and maximum area of 93m<sup>2</sup>. Separate areas of unenclosed combustible storage by a minimum clear distance of 3m. Or</p> <p>3. Enclose the storage area from the surrounding occupancy with a minimum 1 hour construction.</p>	Within 03 Months	






SI No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
8	Egress	Egress doors with locking features are provided at exit stairs and along egress routes. Egress gates with locking features are provided at building exits, exit stairs and along egress routes. All gates/doors were not open and unlocked during the inspection.	Remove non-compliant locking features from all egress doors and gates. If locks are required for security reasons, utilize special door locking features complying with NFPA 101 and ACCORD standard 6.8.2.	Immediately	
9	Egress	Collapsible gates / sliding doors/ rolling shutter are provided at building exits and exit stairs.	Replace all gates and sliding doors along the means of egress with side-hinged, swinging egress doors in accordance with ACCORD standard	Within 01 Month	





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10	Egress	Handrails are not provided on both sides of the exit stairs.	Provide handrails on both sides of the exit stair. New handrails shall have a minimum height of 865mm (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	
11	Egress	Parapets or guards provided in occupiable roof is less than 42 inches	Provide parapets or guards with a minimum height of 1067mm (42 inch.).	Within 3 months	





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12	Egress	IPS and small pentry was located in the east exit stair enclosure at ground floor.	Remove IPS and Pentry from the exit stair enclosure.	Immediately	 
13	Egress	Storage was located in both the exit stairs at several floors.	Remove all storage from exit stairs.	Immediately	




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14	Egress	Building did not have occupant load signs at required locations.	Provide occupant load signs at required locations.	Immediately	
15	Egress Lighting	Manual on-off switch is provided for emergency lighting units.	Remove manual on/off switches from emergency lighting / exit signage units to prevent them from being switched off.	Within 03 Months	



SI No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
16	Inspection, testing, and maintenance of exit sign and emergency lighting system	Inspection, testing, and maintenance for the exit sign and emergency lighting system was not in accordance with The ACCORD standard.	Inspect, test and maintain the exit sign and emergency lighting system in the accordance with The ACCORD standard. Keep written records on-site.	Within 01 Month	
17	Fire Alarm & Detection System	The existing fire alarm & detection system is not a listed system and does not provide automatic alarm and notification features consistent with acceptable standards.	Replace the existing fire alarm & detection system with a new, listed addressable fire alarm system in accordance with NFPA 72.	Design within 04 Months & Installation Within 06 Months	



SI No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
18	Inspection, testing, and maintenance of the fire alarm system	Inspection, testing, and maintenance for the fire alarm system is not in accordance with NFPA 72 or as per Accord standard.	Inspect, test and maintain the fire alarm system, and keep written records on-site, in accordance with NFPA 72 or as per Accord standard.	Within 03 Months	ADD PHOTO
19	Water Based Fire Protection System	The existing factory building with an occupiable floor greater than 10 m (33 ft.) above the finished grade is not protected with an approved standpipe system.	Provide class-III standpipe system (both a 40 mm connection with attached hose and a 65 mm connection) throughout the building in accordance with NFPA 14.	Design within 04 Months & Installation Within 09 Months	



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20	Inspection, testing, and maintenance of the fire protection system.	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-side, in accordance with NFPA 25.	Within 03 Months	ADD PHOTO
21	Inspection, testing and maintenance	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10.	Inspect, test and maintain the portable fire extinguishers and keep written records on-site, in accordance with NFPA 10.	Within 01 Month	ADD PHOTO



SI No.	Category	Findings	Required Action	Remediation Time Frame	Pictorial Evidence
22	Fire Rated Construction	Unsealed penetrations and openings are located in north side exit stair enclosures.	Seal all penetrations and openings in exit stair enclosure walls to maintain the fire separation.	Within 03 Months	