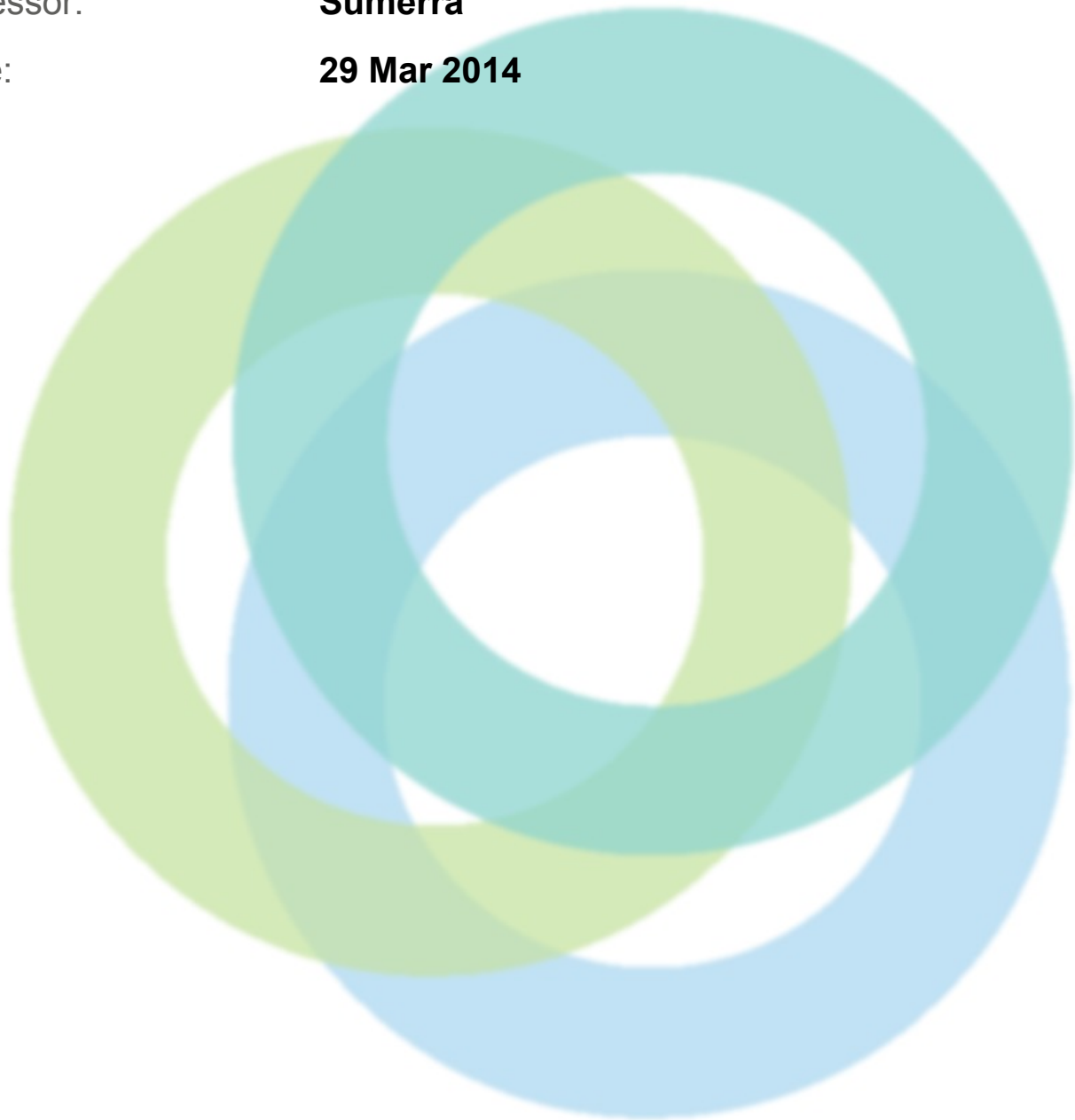


INITIAL FIRE ASSESSMENT REPORT (FAR)

Factory Name: **Concorde Garments Ltd**
Address: **Plot M-3, Road 5, Section -7, Mirpur, Dhaka Dhaka
Dhaka Bangladesh**
Assessor: **Sumerra**
Date: **29 Mar 2014**





Introduction to the Report

The following report contains a site profile and summary of non-conformities identified during an onsite assessment commissioned by the Alliance for Bangladesh Worker Safety (Alliance) and conducted by a third-party Qualified Assessment Firm (QAF). The assessment was conducted against the Alliance for Bangladesh Worker Safety Assessment Protocols (APs) and Fire Safety and Structural Integrity Standard, which is harmonized with the factory assessment guidelines developed by Bangladesh University of Engineering and Technology (BUET) for the Bangladesh National Tripartite Plan of Action (NTPA). The goal of the Alliance process is to provide clear and practical technical requirements by which Bangladeshi Ready Made Garment (RMG) Factories producing for Alliance members may be consistently and fairly evaluated for fire, structural, and electrical safety in a non-duplicative manner. Each assessment will prompt action plans that will be used by RMG factories to systematically and sustainably improve safety conditions for garment workers. Beyond tracking and reporting on action steps taken in a transparent manner, the Alliance organization and its members will seek to further support factory improvements through technical assistance, training, implementation support for functional Worker Committees, and in some cases financial assistance and wage support for workers if factories are closed for remediation.

The contents of the report do not constitute a guarantee of compliance with the applicable laws, the Alliance Standard or the absolute or continued safety against fire, electrical and/or structural integrity issues that may lead to injury or loss of life. The report is designed to provide a non-exhaustive summary of risk issues, based on a limited sampling and duration of time onsite by the named QAF. Neither the QAF nor the Alliance can certify or guarantee the quality, outcome, or effectiveness of actions taken in response to the report.

For more information and report feedback please go to: www.bangladeshworkersafety.org.





GENERAL INFORMATION

General Information

Factory Name:	Concorde Garments Ltd
Address:	Plot M-3, Road 5, Section -7, Mirpur, Dhaka Dhaka Dhaka Bangladesh
Country:	Bangladesh
Province:	Dhaka
City:	Dhaka
Zip Code:	
Audit Duration:	2 Days
Re-Audit:	Re-Audit After 0 Months
Draft Report Date:	April 17, 2014
Final Report Date:	May 13, 2014
Are all Action Items From Previous Assessment Completed?:	N/A
Buildings in Complex:	Building 1 Building 2
Is the building(s) owned or rented by the Factory:	
Number of Building Levels (Stories):	Building 1 - 6 Storied Building 2 - 3 Storied
Approximate Building Area (SF):	Building 1 - 49,800 sft Building 2 - 34,500 sft
Date of Building Construction:	Building 1 (Part B) - 2011 Building 2 - 2011
Date of Last Building Renovation/Addition:	2011 (Part B of building 1)
Ancillary Structures in Complex:	NA
Approximate Ancillary Structures Area (SF):	NA
Number of Occupants:	Approx. 1700

Factory Name: **Concorde Garments Ltd**

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Assessor: **Sumerra**

Date: **29 Mar 2014**



ALLIANCE
FOR BANGLADESH WORKER SAFETY

Number of Ancillary
Levels (Stories):

NA



ASSESSMENT FINDINGS

Fire Protection Construction

Question:	Are exit enclosures provided with fire-resistive rated construction barriers?
Priority Level:	High
Non-Compliance Level:	1
Description:	Appropriately rated fire door assemblies are installed at most of the exits as required. However, fire door are not provided for all floor exits at south east side, ground floor compressor room (to protect south-east stair discharge), and 1st floor connecting passage from new building to old building.
Source of Findings:	Photograph: Photo of installed fire door Photo of exit without fire door
Suggested Plan of Action:	Provide fire-resistive rated construction barriers at exit enclosures. Consult a qualified fire protection engineer to design the required rated construction barriers.
Suggested Deadline Date:	10 Jul 2014
Standard:	Reference Alliance Standards Part 4 Section 4.5 Separation
Question:	Are separations between hazards provided with fire-resistive rated construction barriers.
Priority Level:	Medium
Non-Compliance Level:	3
Description:	Generator room is separated from remainder of building by fire rated walls and door assembly as required, however, transformer is not separated from the generator set as per Alliance Standard 3.4.2.1.4
Source of Findings:	Visual Assessment: Proper separations not observed in generator room (transformer not separated as required)
Suggested Plan of Action:	Retain service of qualified engineer to design appropriate fire rated enclosure for transformer. Oil filled transformers for non high-rise buildings shall be separated by a minimum 2 hour fire resistive rated construction.
Suggested Deadline Date:	18 Sep 2014
Standard:	Reference Alliance Standards Part 4 Section 4.5 Separation
Question:	Occupancy Type
Priority Level:	





Non-Compliance Level:			
Description:			
Source of Findings:			
Suggested Plan of Action:			
Suggested Deadline Date:			
Standard:	Provide Occupancy Type for each building and structure. Reference Alliance Standards Part 3 Use and Occupancy		
Question:	Construction Type		
Priority Level:			
Non-Compliance Level:			
Description:			
Source of Findings:			
Suggested Plan of Action:			
Suggested Deadline Date:			
Standard:	Provide construction type for each building and ancillary structure. Reference Alliance Standards Table 3.3.1		
Question:	Height of Highest Occupied Floor Level Above Grade		
Priority Level:			
Non-Compliance Level:			
Description:			
Source of Findings:			
Suggested Plan of Action:			
Suggested Deadline Date:			
Standard:	Provide maximum height of highest occupied floor level above grade for each type of building and ancillary structure.		
Fire Protection Systems			
Question:	Is the building protected by an automatic sprinkler system?		



Priority Level:	High	
Non-Compliance Level:	3	
Description:	Sprinklers were installed in ground floor and first floor finished goods and storage areas. No design specifications were available for review. It is unclear if designers considered the correct commodity class (Class III) and hazard in the design of sprinklers. Sprinklers are not required for all areas of the buildings (not a high rise).	
Source of Findings:	Document Review: No design specifications were available for review.	
Suggested Plan of Action:	Install an automatic sprinkler system throughout the building designed by a qualified fire protection engineer.	
Suggested Deadline Date:	10 Jul 2014	
Standard:	Reference Alliance Standards Part 3 Section 3.5.3 Existing Buildings, Part 5 Section 5.3 Automatic Sprinkler Systems and Section 6.13 Travel Distance	
Question:	Are sprinklers spaced and installed at the required heights in order to provided required coverage and protection?	
Priority Level:	High	
Non-Compliance Level:	2	
Description:	Sprinklers were installed in ground floor and first floor finished goods and storage areas. No design specifications were available for review. It is unclear if designers considered the correct heights for the required coverage and protection.	
Source of Findings:	Document Review: No design specifications were available for review.	
Suggested Plan of Action:	Reconfigure sprinkler spacing to ensure spacing and coverage is compliant.	
Suggested Deadline Date:	18 Sep 2014	
Standard:	Reference NFPA 13	
Question:	All valves controlling the automatic sprinkler systems are electrically supervised by a listed fire alarm system control unit.	
Priority Level:	Medium	
Non-Compliance Level:	3	
Description:	Valves controlling the installed automatic sprinkler systems in the storage areas are not electrically supervised by the fire alarm system control unit.	
Source of Findings:	Visual Assessment: Observation of sprinkler installation did not indicate control valves are electronically supervised by the alarm system control unit.	



Suggested Plan of Action:	Provide electrically supervised devices on the valves controlling the automatic sprinkler systems. Devices are to be supervised by a listed fire alarm system control unit.	
Suggested Deadline Date:	18 Sep 2014	
Standard:	Reference Alliance Standard Part 5 Section 5.3.5 Supervision and Alarms.	
Question:	Are fire department connections provided and clearly identified for the Fire Protection Systems?	
Priority Level:	Medium	
Non-Compliance Level:	3	
Description:	Fire department connections are provided; however, they are not clearly identified per Alliance Standard Part 5 Section 5.5.4 Fire Department Connections.	
Source of Findings:	Photograph: Photo of fire department connection	
Suggested Plan of Action:	Install fire department connections where required and in compliance with the Standard.	
Suggested Deadline Date:	18 Sep 2014	
Standard:	Alliance Standard Part 5 Section 5.5.4 Fire Department Connections	
Question:	Is the fire alarm and detection system monitored by a central station monitoring service or directly connected to the Fire Service and Civil Defense?	
Priority Level:	Medium	
Non-Compliance Level:	3	
Description:	The fire alarm and detection system is not monitored by a central station monitoring service or directly connected to the Fire Service and Civil Defense as per Alliance Standard Part 5 Section 5.7.5 Monitoring. The annunciator panel is located in fire control room. Annunciator panel is located in ground floor (old building). Area is manned by fire safety officer.	
Source of Findings:	Photograph: Photo of Annunciator Panel	
Suggested Plan of Action:		
Suggested Deadline Date:	18 Sep 2014	
Standard:	Alliance Standard Part 5 Section 5.7.5 Monitoring	
Question:	Aisles in storage areas are free of storage based on design criteria used for the sprinkler system.	



Priority Level:	Medium
Non-Compliance Level:	2
Description:	Sprinklers were installed in ground floor and first floor finished goods and storage areas. No design specifications were available for review. It is unclear if aisle width is based on design criteria as per NFPA 13.
Source of Findings:	Document Review: No design specifications were available for review.
Suggested Plan of Action:	Remove all stored materials from aisles.
Suggested Deadline Date:	18 Sep 2014
Standard:	Alliance Standard Part 5 Section 5.3.6.3
Question:	Are inspection, maintenance, and testing procedures of the sprinkler system documented and up to date?
Priority Level:	Low
Non-Compliance Level:	3
Description:	No inspection, maintenance, and testing procedures of the sprinkler system were available for review.
Source of Findings:	Document Review: No inspection, maintenance, and testing documentation available for review.
Suggested Plan of Action:	Establish maintenance program that includes the requirements established in NFPA 25.
Suggested Deadline Date:	10 Jul 2014
Standard:	Reference NFPA 25 Chapter 5 Sprinkler Systems Table 5.1.1.2
Question:	Are identification signs for the sprinkler system installed at the required locations?
Priority Level:	Low
Non-Compliance Level:	3
Description:	Identification signs for the sprinkler system were not installed per NFPA 13.
Source of Findings:	Visual Assessment: Identification signs for the sprinkler system were not observed.
Suggested Plan of Action:	Install identification signage at the required locations. The five basic types of identification signs are as follows: Type A- Control Valve Sign Type B- Multi-Purpose Text Signs (See Below) Type D- Fire Alarm Sign Type E- Hydraulic Calculation Sign Reference NFPA 13 for signage requirements.



Suggested Deadline Date:	29 May 2014
Standard:	Reference NFPA 13
Question:	Does the automatic sprinkler system have an approved audible device activated by waterflow equal to the flow of one sprinkler?
Priority Level:	Low
Non-Compliance Level:	3
Description:	Automatic sprinkler systems installed in storage areas do not have an approved audible device activated by waterflow equal to the flow of one sprinkler as per Alliance Standards Part 5 Section 5.3.5.2 Alarms.
Source of Findings:	Visual Assessment: Automatic sprinkler systems installed in storage areas do not have an approved audible device
Suggested Plan of Action:	Install an approved audible device connected to every automatic sprinkler system and activated by waterflow equal to the flow of one sprinkler. Where a fire alarm system is installed, activation of the waterflow shall activate the fire alarm system.
Suggested Deadline Date:	18 Sep 2014
Standard:	Reference Alliance Standards Part 5 Section 5.3.5.2 Alarms.
Question:	Are inspection, maintenance, and testing procedures of the standpipe and hose system documented and up to date? Including inspection and testing of hoses if provided.
Priority Level:	Low
Non-Compliance Level:	3
Description:	The standpipe system has not been evaluated for compliance with the design pressure and flow demands of NFPA 14 or BNBC as per Alliance Standard 5.4.3.
Source of Findings:	Document Review: No documentation on testing or design calculation of pressure and flow.
Suggested Plan of Action:	Establish an inspection, maintenance, and testing program for the standpipe and hose system. Program must comply with the requirements of NFPA 25.
Suggested Deadline Date:	18 Sep 2014
Standard:	Reference NFPA 25 Chapter 6 Standpipe and Hose Systems Table 6.1.1.2



Question:	Are inspection, maintenance, and testing procedures of the fire pump documented and up to date?
Priority Level:	Low
Non-Compliance Level:	3
Description:	Factory has pump however, documentation was not provided regarding compliance to NFPA 20. Fire pump valves are not electronically supervised by fire alarm control unit as per Alliance Standard 5.3.5.1.
Source of Findings:	Photograph: Photo of Fire Pump and Control box
Suggested Plan of Action:	Establish an inspection, maintenance, and testing program for the fire pump. Program must comply with NFPA 25.
Suggested Deadline Date:	18 Sep 2014
Standard:	Reference NFPA 25 Chapter 8 Fire Pumps




Means of Egress

Question:	Doors are not locked in the direction of egress under any conditions. All hasps, locks, slide bolts, and other locking devices have been removed where required.
Priority Level:	High
Non-Compliance Level:	2
Description:	Some sliding doors have locks/hasps which is not in compliance with Alliance Standard Part 6 Section 6.8 Doors and Gates
Source of Findings:	Visual Assessment: Sliding doors observed with locks/hasps
Suggested Plan of Action:	Remove all hasps, locks, slide bolts, or other locking devices at the noted locations.
Suggested Deadline Date:	15 May 2014
Standard:	Alliance Standards Part 6 Section 6.8 Doors and Gates

Question:	The path of egress along the means of egress is not reduced at any point along the path of travel and is sufficient for the occupant load.
Priority Level:	High
Non-Compliance Level:	1
Description:	The exterior egress path (from east side) is obstructed by elevated sewer covers. The egress path is restricted to less than 3 ft at this location.
Source of Findings:	Visual Assessment: The exterior egress path (from east side) observed obstructed by elevated sewer covers



Suggested Plan of Action:		
Suggested Deadline Date:	10 Jul 2014	
Standard:	Alliance Standard Part 6 Section 6.5 Egress Width and BNBC Table 4.3.2	
Question:	Exit access corridors serving an occupant load exceeding 30 are separated by walls having a fire-resistance rating of 1 hr.	
Priority Level:	High	
Non-Compliance Level:	1	
Description:	Ground floor, south east exit of Building 1 discharges to an exit corridor that is not provided with a fire resistance rated enclosure the same as the exit enclosure (discharges at door to compressor room that is not rated).	
Source of Findings:	Visual Assessment: Observed ground floor, south east exit of Building 1 discharges to an exit corridor that is not provided with a fire resistance rated enclosure	
Suggested Plan of Action:	Provide fire-resistive rated assemblies at the required exit access corridors. The rated assembly should be approved and/or designed by a qualified fire protection engineer.	
Suggested Deadline Date:	18 Sep 2014	
Standard:	Alliance Standard Part 6 Section 6.3 and Part 4 Section 4.5. Does not apply if an automatic sprinkler system is installed throughout the building.	
Question:	All doors in a means of egress are of the side-hinged swinging type.	
Priority Level:	High	
Non-Compliance Level:	1	
Description:	Most exit doors are side-hinged swing type. However, some doors are metal collapsible (sliding) type (e.g. old building east exit door, new building east exit doors).	
Source of Findings:	Photograph: Photo of sliding door	
Suggested Plan of Action:		
Suggested Deadline Date:	18 Sep 2014	
Standard:	Alliance Standards Part 6 Section 6.8 Doors and Gates	
Question:	Occupant loads are posted for every assembly and production floor in a conspicuous space near the main point of egress.	



Priority Level:	Medium
Non-Compliance Level:	3
Description:	Occupant loads are not posted for each assembly area and production floor as per Alliance Standards Part 6 Section 6.4.4 Posting of Occupant Load
Source of Findings:	Visual Assessment: No occupant load postings were observed.
Suggested Plan of Action:	
Suggested Deadline Date:	15 May 2014
Standard:	Alliance Standards Part 6 Section 6.4.4 Posting of Occupant Load
Question:	All paths of egress are provided with compliant means of illumination.
Priority Level:	Medium
Non-Compliance Level:	3
Description:	Emergency lighting was provided for all paths of egress, however, no testing or certifying means for conformance to lighting standard (10 lux).
Source of Findings:	Document Review: No testing or other records available to confirm conformance to standard.
Suggested Plan of Action:	Install appropriate means of illumination at the noted locations. The source of illumination shall provide not less than 50 lux at the illuminated surface with a contrast of not less than 0.5. Approved self-luminous signs, which provide evenly illuminated letters having a minimum luminance of 0.2cd/m ² , may also be used.
Suggested Deadline Date:	18 Sep 2014
Standard:	Alliance Standards Part 6 Section 6.7 Egress Illumination and Part 10 Section 10.12 Illumination of Exit Signs and Means Of Escape
Question:	All occupied roofs are provided with parapets or guards with a minimum height of 1067 mm (42 in.).
Priority Level:	Medium
Non-Compliance Level:	2
Description:	On the partially occupied roof of Building 1 (canteen) steel parapet height is 41 inch on one side and the other side, it is 30 inch; these heights are below that required by Alliance Standard Part 6 Section 12 Handrails and Guards
Source of Findings:	Photograph: Photo of occupied roof area
Suggested Plan of Action:	





Suggested Deadline Date:	18 Sep 2014
Standard:	Alliance Standard Part 6 Section 12 Handrails and Guards
Question:	Illuminated exit signs are placed at entrances to exits and along the path of egress anywhere the continuation of egress is not obvious or there is a change in the direction of the path of travel.
Priority Level:	Medium
Non-Compliance Level:	1
Description:	Continuation of egress is not obvious from the back (east) egress route of Building 1 as per Alliance Standard Part 6 Section 6.11 Exit Signs
Source of Findings:	Visual Assessment: Continuation of egress is not visually obvious from the back (east) egress route of Building 1
Suggested Plan of Action:	Install Illuminated exit signs at entrances to exits and along the path of egress anywhere the continuation of egress is not obvious or there is a change in the direction of the path of travel.
Suggested Deadline Date:	18 Sep 2014
Standard:	Alliance Standard Part 6 Section 6.11 Exit Signs
Question:	Changes in elevation of walking surfaces do not exceed 6.35 mm (1/4 in) unless provided with a beveled slope of 1 in 2 that does not exceed 12.7 mm (1/2 in).
Priority Level:	Medium
Non-Compliance Level:	1
Description:	Basement back exit has 1-1/4" lip at door.
Source of Findings:	Photograph: Photo of basement exit
Suggested Plan of Action:	
Suggested Deadline Date:	18 Sep 2014
Standard:	Alliance Standard Part 6 Section 6.3.4 Walking Surfaces
Question:	Handrails are provided on both sides of each stairway. Intermediate handrails are provided when the stair width exceeds 2.2 m (87 in.). Handrails are not mounted lower than 760 mm (30 in.) or higher than 1100 mm (44 in.).
Priority Level:	Medium
Non-Compliance Level:	1





Description:	Handrails are provided on only one side of stairwell in west stair of Building 1. Handrails are required on both sides as per Alliance Standard.	
Source of Findings:	Visual Assessment: Handrails are observed on only one side of stairwell in west stair of Building 1	
Suggested Plan of Action:		
Suggested Deadline Date:	18 Sep 2014	
Standard:	Alliance Standard Part 6 Section 6.9 Stairs and 6.12 Handrails and Guards	
Question:	Every door in a stair enclosure serving more than 5 stories is provided with re-entry unless it meets the requirements of Alliance Standards Part 6 Section 6.8.3.1.	
Priority Level:	Medium	
Non-Compliance Level:	1	
Description:	Since south east side exits do not have fire door assemblies installed it is not assured that re-entry can be made.	
Source of Findings:	Visual Assessment: Fire door assemblies not installed south east side exits	
Suggested Plan of Action:		
Suggested Deadline Date:	18 Sep 2014	
Standard:	Alliance Standards Part 6 Section 6.8 Doors and Gates	
Question:	Are there additional areas of non-compliance related to the Means of Egress?	
Priority Level:	Medium	
Non-Compliance Level:		
Description:		
Source of Findings:		
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Not Applicable	
Question:	Stair designation signs are provided at each floor entrance from the stair to the floor in English and Bengali. Signs indicate the name of the stair and the floor level. Signs are posted adjacent to the door.	



Priority Level:	Low
Non-Compliance Level:	2
Description:	Signs indicating floor level are posted adjacent to the door, however, stairs have not been designated per Alliance Standard.
Source of Findings:	Visual Assessment: No stair designations observed.
Suggested Plan of Action:	Install signage adjacent to each stair door indicating the stair name and the floor level at the noted locations.
Suggested Deadline Date:	15 May 2014
Standard:	Alliance Standard Part 6 Section 6.9 Stairs

Fire Safety Programs

Question:	Storage areas underneath the cutting tables are clear of combustibles.
Priority Level:	Medium
Non-Compliance Level:	1
Description:	Storage was observed under cutting tables (2nd floor, Building 2) in violation of Alliance Standard Part 17 Section 13.7.2 Cutting tables.
Source of Findings:	Visual Assessment: Storage was observed under cutting tables (2nd floor, Building 2)
Suggested Plan of Action:	Remove all combustibles stored underneath the cutting tables at the noted locations.
Suggested Deadline Date:	15 May 2014
Standard:	Alliance Standard Part 17 Section 13.7.2 Cutting tables.