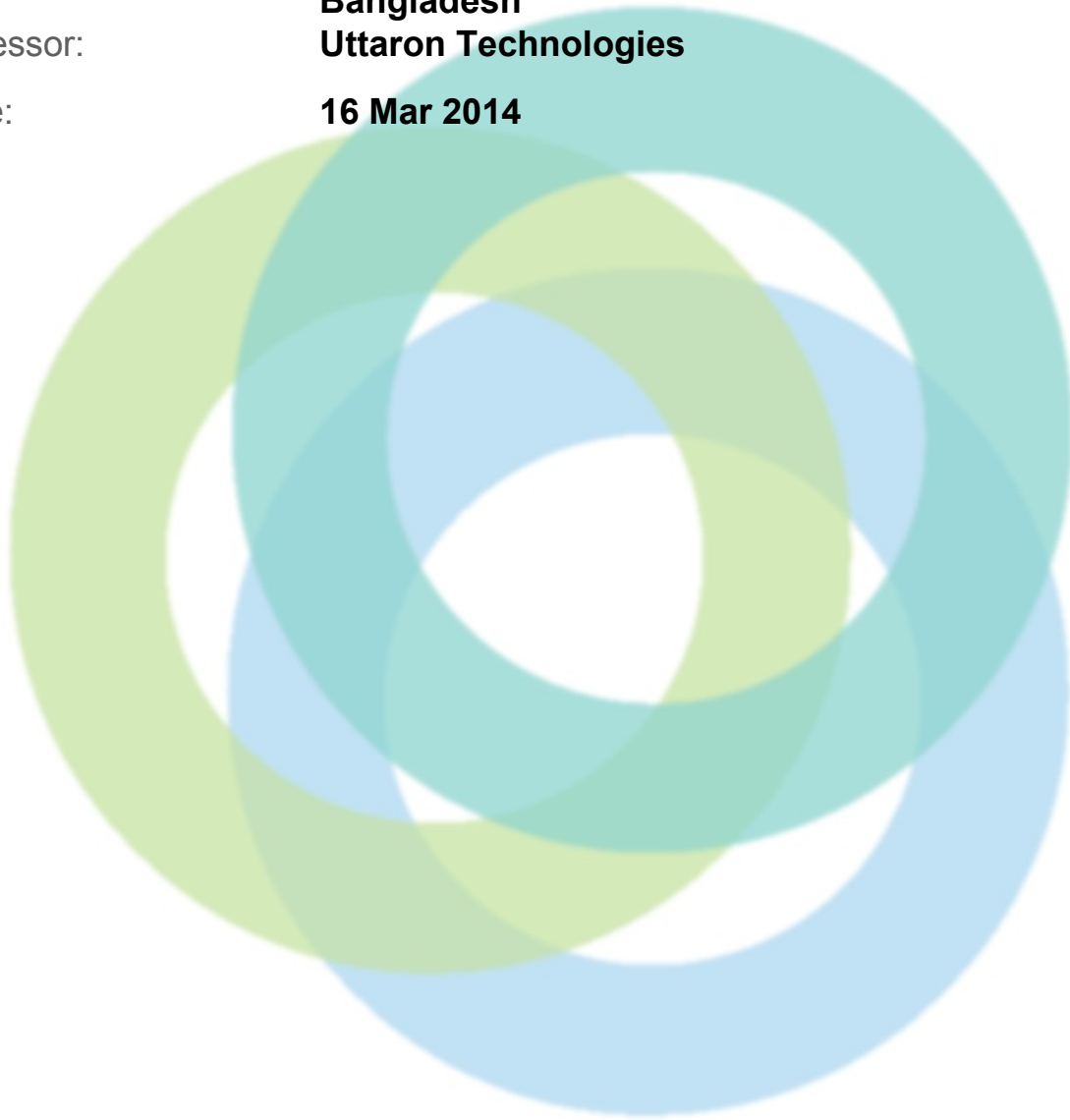


INITIAL FIRE ASSESSMENT REPORT (FAR)

Factory Name: **Dhakarea Limited (Yupoong Inc.)**
Address: **23-27 Dhaka Export Processing Zone DEPZ,
Ganakbari, Ashulia, Savar Ashulia, Savar Dhaka
Bangladesh**
Assessor: **Uttaron Technologies**
Date: **16 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:	Dhakarea Limited (Yupoong Inc.)
Address:	23-27 Dhaka Export Processing Zone DEPZ, Ganakbari, Ashulia, Savar Ashulia, Savar Dhaka Bangladesh
Country:	Bangladesh
Province:	Dhaka
City:	Ashulia, Savar
Zip Code:	1349
Audit Duration:	2 Days
Re-Audit:	Re-Audit After 0 Months
Draft Report Date:	16 March 2014
Final Report Date:	Update once final report is complete (after all comments incorporated).
Are all Action Items From Previous Assessment Completed?:	N/A
Buildings in Complex:	Three nos.
Is the building(s) owned or rented by the Factory:	Owned
Number of Building Levels (Stories):	Main factory building-1: one-storied steel shed, Main factory building-2: two-storied R.C, Main factory building-3: four-storied R.C
Approximate Building Area (SF):	2,70,700 sq. ft. total area approx.(Main factory building-1:49,600 SF, Main factory building-2: GF-1st: 74,050 SF in each floor, Main factory building-3:GF-3rd: 18,980 SF in each floor)
Date of Building Construction:	One steel shed factory building:Constructed eleven years ago (2003), One R.C factory building: Constructed ten years ago (2004),One R.C factory building: Constructed three years ago (2011).
Date of Last Building Renovation/Addition:	No
Ancillary Structures in Complex:	None
Approximate Ancillary Structures Area (SF):	None
Number of Occupants:	Total occupant of the factory is 3,416 person.Building-1: 1,202, Building-2:GF: 399, 1st: 1,216, Building-3: GF: 315, 1st: 284, 2nd+3rd: Dining facility.
Number of Ancillary Levels (Stories):	None
Occupancy Type:	G2

Factory Name: **Dhakarea Limited (Yupoong Inc.)**

Address: **23-27 Dhaka Export Processing Zone DEPZ, Ganakbari, Ashulia, Savar
Ashulia, Savar Dhaka Bangladesh**

Assessor: **Uttaron
Technologies**

Date: **16 Mar 2014**



ALLIANCE
FOR BANGLADESH WORKER SAFETY

Construction Type:	RCC
Height of Highest Occupied Floor Level Above Grade:	33 FT (Maximum height of the highest occupied floor level above grade is 33 ft.)



ASSESSMENT FINDINGS

Fire Protection Construction

Question:	Are openings and penetrations through rated walls and/or assemblies protected?	
Priority Level:	High	
Non-Compliance Level:	3	
Description:	Found numbers of Penetrations at each floor on the Exterior walls for ongoing sprinkler installation purpose at Bldg-01 & Bldg-2 and other utilities which are sealed by using available Materials.	
Source of Findings:	Photograph: Found numbers of Penetrations on the Exterior wall walls for ongoing sprinkler installation purpose at Bldg-01&Bldg-2 and other utilities which are sealed by using available Materials.	
Suggested Plan of Action:	Provide fire-resistive rated penetration protection for rated walls and assemblies in accordance with Alliance Standard Sections 4.6 and 4.7. Consult a qualified fire protection engineer to design the required penetration systems.	
Suggested Deadline Date:	16 Oct 2014	
Standard:	Includes doors, windows, ducts, piping, etc. Reference Alliance Standards Part 4 Section 4.6 Opening Protectives and Section 4.7 Penetrations	
Question:	Are exit enclosures provided with fire-resistive rated construction barriers?	
Priority Level:	High	
Non-Compliance Level:	3	
Description:	Side wall of staircases are built with 10 Inch thick brick wall at one side of the buildings and other side handrail found except Building-03, 2 nos common stair at outside 10 inch & inner side 5 inch brick wall. Floor is constructed by 6 inch thick RCC which are noncombustible. But one no. stair is made with steel combustible materials at Building-01. Fire Door not found.	
Source of Findings:	Photograph: Side wall of staircases are built with 10 Inch thick brick wall at one side of the buildings and other side handrail found except Building-03, 2 nos common stair at outside 10 inch & inner side 5 inch brick wall. Floor is constructed by 6 inch thick RCC which are noncombustible. But one no. stair is made with steel combustible materials at Building-01. Fire Door not found.	
Suggested Plan of Action:	Provide fire-resistive rated construction barriers and associated opening protection for exit enclosures in accordance with Alliance Standard Section 6.3.1.2. . Consult a qualified fire protection engineer to design the required rated construction barriers.	
Suggested Deadline Date:	16 Oct 2014	
Standard:	Reference Alliance Standards Part 4 Section 4.5 Separation	
Question:	Is the fire resistance materials of structural members in good condition and free of damage?	



Priority Level:	Medium
Non-Compliance Level:	2
Description:	Building structure is damaged free. Note: For Bldg -01, Front side mezzanine floor used for office purpose. The floor slab having 19mm clear cover has minimum 2.5 hr fire rating. But back side mezzanine floor used for finished goods store having steel slab which is non fire rated.
Source of Findings:	Visual Assessment: Building structure is damaged free. Note: For Bldg -01, Front side mezzanine floor used for office purpose. The floor slab having 19mm clear cover has minimum 2.5 hr fire rating. But back side mezzanine floor used for finished goods store having steel slab which is non fire rated.
Suggested Plan of Action:	The fire resistance of structural members shall be in compliance with BNBC part 3 and Alliance standard table 3.3.1 (The existing steel floor of back side mezzanine floor shall have a remedial measure in accordance with alliance standard).
Suggested Deadline Date:	16 Jan 2015
Standard:	BNBC Part 3 Chapter 3
Question:	Certificates of Occupancy for each building have been issued and are on file.
Priority Level:	Low
Non-Compliance Level:	2
Description:	Certificates of occupancy was not available during visit.
Source of Findings:	Visual Assessment: Certificates of occupancy was not available during visit.
Suggested Plan of Action:	Apply to appropriate authority in an expeditious manner for issuance of the Certificates of Occupancy for each building and ancillary structure according to building use.
Suggested Deadline Date:	16 Sep 2014
Standard:	Are certificates of occupancy provided for each building or ancillary structure?
Fire Protection Systems	
Question:	Does the building have a Standpipe System?
Priority Level:	High
Non-Compliance Level:	3
Description:	Total 03 no's standpipe of 3 no's Bldge with dia -2 inch .Mild Steel riser pipe.
Source of Findings:	Visual Assessment: Total 03 no's standpipe of 3 no's Bldge with dia -2 inch .Mild Steel riser pipe.
Suggested Plan of Action:	Install a standpipe system in Building-3 designed by a qualified fire protection engineer. Standpipe system must comply with the requirements of NFPA 14.
Suggested Deadline Date:	16 Oct 2014



Standard:	Does the building have a standpipe system installed where required. Alliance Standard Part 5 Section 5.4.2	
Question:	Does the building have a fire pump?	
Priority Level:	High	
Non-Compliance Level:	3	
Description:	"Fire pump installed for sprinkler protection system without standby diesel pump (Pump capacity-75 HP, jockey capacity-5.5 HP and discharge-2970 L/min). Fire pump installation work is under construction for fire hydrant system to connect hose. (Pump capacity-120 HP, jockey capacity-5.5 HP). The selected electric and jockey pump can meet the requirement of three building."	
Source of Findings:	Photograph: Fire pump installed for sprinkler protection system without standby diesel pump (Pump capacity-75 HP, jockey capacity-5.5 HP and discharge-2970 L/min).	
Suggested Plan of Action:	Install a dedicated fire pump for the facility in accordance with NFPA 20. Also, to supply the demands of the connected fire protection systems along with a stored source of water sufficient to meet the demands in accordance with NFPA 22. Fire pump installation is to be tested for final acceptance in presence of Alliance and a final inspection of the installation shall be conducted by the Alliance prior to final acceptance of the installation by the Alliance as per clause 5.5.5. Acceptance testing of the installation shall be in accordance with NFPA 20, 22, and 25 testing requirements. Documentation of all testing shall be submitted to the Alliance for review prior to final acceptance by the Alliance.	
Suggested Deadline Date:	16 Oct 2014	
Standard:	Alliance Standard Part 5 Fire Protection Systems	
Question:	Are notification and initiation devices for the fire alarm system installed at required locations based on occupancy type?	
Priority Level:	High	
Non-Compliance Level:	3	
Description:	All fire alarm system are not installed at required locations based on occupancy type.	
Source of Findings:	Visual Assessment: All fire alarm system are not installed at required locations based on occupancy type.	
Suggested Plan of Action:	Install initiating devices and notification appliances as required by the Alliance Standard and NFPA 72. Devices should be part of an automatic fire alarm and detection system for the facility. All fire alarm installations shall be submitted for review by the Alliance prior to commencement of installation.	
Suggested Deadline Date:	31 Aug 2014	
Standard:	Pull stations at egress points, smoke detectors in air handling equipment, visual and audible devices spaced appropriately based on occupancy type. Reference NFPA 72	
Question:	Is the building protected by an automatic sprinkler system?	



Priority Level:	High	
Non-Compliance Level:	2	
Description:	"Automatic sprinkler protection system is not required as Maximum height of occupied floor level of the building above the finished grade is 33 ft. Automatic sprinkler protection system fully installed at Bldg-03 and Bldg-01&Bldg-02 Automatic sprinkler protection system is ongoing process. "	
Source of Findings:	Visual Assessment: Automatic sprinkler protection system fully installed at Bldg-03 and Bldg-01&Bldg-02 Automatic sprinkler protection system is ongoing process.	
Suggested Plan of Action:	The on going Installation of automatic sprinkler system shall be as per approved design. The design shall be done by a qualified & experienced engineer complying Alliance Standard and take approval from QAF.	
Suggested Deadline Date:	16 Jan 2015	
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:	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:	Found 48 nos fire alarm in the factory which were not monitored by a central station monitoring service or directly connected to the Fire Service and Civil Defense	
Source of Findings:	Photograph: Found 48 nos fire alarm in the factory which were not monitored by a central station monitoring service or directly connected to the Fire Service and Civil Defense	
Suggested Plan of Action:	Install a new automatic fire alarm and detection system in accordance with NFPA 72. Once installed, arrange for direct connection of the fire alarm and detection system to a central station monitoring service or the Fire Service and Civil Defense as per Alliance Standard Part 5 Section 5.7.5 Monitoring. Until that time that a central station monitoring service or direct connection to the Fire Service and Civil Defence can be set up, a person trained to contact the Fire Service and Civil Defence in the event of fire alarm activation shall be provided. An annunciator shall be located in a constantly attended location (such as a fire control room) to alert this person	
Suggested Deadline Date:	16 Oct 2014	
Standard:	Alliance Standard Part 5 Section 5.7.5 Monitoring	
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:	2	
Description:	No records found in this factory.	



Source of Findings:	Visual Assessment: No records found	
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:	16 Jan 2015	
Standard:	Reference NFPA 25 Chapter 6 Standpipe and Hose Systems Table 6.1.1.2	
Question:	Is signage for the standpipe system installed at required locations and on required components?	
Priority Level:	Low	
Non-Compliance Level:	1	
Description:	No signage were found in this factory.	
Source of Findings:	Visual Assessment: No signage were found.	
Suggested Plan of Action:	Once standpipe system is installed, install signage at required locations and on required equipment. Signage must comply with NFPA 14.	
Suggested Deadline Date:	30 Aug 2014	
Standard:	Reference NFPA 14 Chapter 6	
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:	3	
Description:	Locked doors not found in the means of egress. But found locking provision.	
Source of Findings:	Visual Assessment: Locked doors not found in the means of egress. But found locking provision.	
Suggested Plan of Action:	Locking arrangement shall be removed as per Alliance Standard.	
Suggested Deadline Date:	31 Aug 2014	
Standard:	Alliance Standards Part 6 Section 6.8 Doors and Gates	
Question:	Doors along the path of egress have a minimum width of 0.8 m (32 in) and have required ratings.	
Priority Level:	High	
Non-Compliance Level:	3	
Description:	All Doors was made by steel except office room. Doors are minimum 65 inch width in the means of egress at each floor but without required ratings.	



Source of Findings:	Photograph: All Doors was made by steel except office room. Doors are minimum 65 inch width in the means of egress at each floor.	
Suggested Plan of Action:	Replaced all non-compliant doors and frames in the egress with side-swinging doors. Replacement doors shall be listed, approved, self-closing, fire rated door assemblies (door and frame) with latching panic hardware.	
Suggested Deadline Date:	31 Oct 2014	
Standard:	Alliance Standard Part 6 Section 6.5.6 Minimum Widths. Increased occupant loads will require a door width greater than 0.8 m.	
Question:	All doors in a means of egress are of the side-hinged swinging type.	
Priority Level:	High	
Non-Compliance Level:	3	
Description:	All Doors was made by steel except office room. Doors are minimum 65 inch width in the means of egress at each floor.	
Source of Findings:	Photograph: All Doors was made by steel except office room. Doors are minimum 65 inch width in the means of egress at each floor.	
Suggested Plan of Action:	All doors in a means of egress shall be of the side-hinged swinging type. Roll-down and sliding gates and shutters shall not be allowed	
Suggested Deadline Date:	15 Jan 2015	
Standard:	Alliance Standards Part 6 Section 6.8 Doors and Gates	
Question:	Travel distance to reach an exit does not exceed the maximum distance allowed by Occupancy Type.	
Priority Level:	High	
Non-Compliance Level:	2	
Description:	The Maximum travel distance found to be 283 ft. to reach an exit of 1st floor at Building-02.	
Source of Findings:	Visual Assessment: The Maximum travel distance found to be 283 ft. to reach an exit of 1st floor at Building-02.	
Suggested Plan of Action:	Add an additional exit to reduce the travel distance to below 200 feet to comply with Section 6.13.1.1 or add sprinklers to allow 400 feet per Section 6.13.1.2.	
Suggested Deadline Date:	16 Oct 2014	
Standard:	Alliance Standard Part 6 Section 13 Travel Distance and BNBC Part 4 Section 3.15.1	
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:	3	



Description:	Stairs handrail is provided on one side of the enclosed stairs excepting interior steel stair there are provided both sides handrail. But did not provide intermediate handrail at Bldg-02, instead of stair case width 105 inch.	
Source of Findings:	Photograph: "Stairs handrail is provided on one side of the enclosed stairs excepting interior steel stair there are provided both sides handrail. But did not provide intermediate handrail at Bldg-02, instead of stair case width 105 inch.	
Suggested Plan of Action:	Provide handrails on both sides of each stairway. Intermediate handrails shall be provided when the stair width exceeds 2.2 m (87 in.). Mount handrails at a height between 34 in. and 38 in..	
Suggested Deadline Date:	16 Jan 2015	
Standard:	Alliance Standard Part 6 Section 6.9 Stairs and 6.12 Handrails and Guards	
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:	2	
Description:	Occupant loads are not posted.	
Source of Findings:	Visual Assessment: As seen on site	
Suggested Plan of Action:	Post the occupant load for all assembly and production floor areas in a conspicuous space near the main exit or exit access doorway for the space in accordance with Alliance Standard Section 6.4.4.	
Suggested Deadline Date:	16 Aug 2014	
Standard:	Alliance Standards Part 6 Section 6.4.4 Posting of Occupant Load	
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:	2	
Description:	Lighted exit signs with emergency power supply are provided. Directional lighted exit signs insufficient where needed at factory building.	
Source of Findings:	Visual Assessment: Lighted exit signs with emergency power supply are provided. Directional lighted exit signs insufficient where needed at factory building.	
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:	16 Jan 2015	
Standard:	Alliance Standard Part 6 Section 6.11 Exit Signs	
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:	1
Description:	Stair designation signs were not found
Source of Findings:	Visual Assessment: Stair designation signs were not found
Suggested Plan of Action:	Install signage adjacent to each stair door indicating the stair name and the floor level at the noted locations in both English and Bengali.
Suggested Deadline Date:	16 Aug 2014
Standard:	Alliance Standard Part 6 Section 6.9 Stairs

Fire Safety Programs

Question:	Emergency egress maps are posted at the entrance to each exit stair or main point of egress.
Priority Level:	Medium
Non-Compliance Level:	3
Description:	Safety & Evacuation plan is insufficient at each exit of the factory.
Source of Findings:	Photograph: Safety & Evacuation plan is insufficient at each exit of the factory.
Suggested Plan of Action:	Post emergency egress maps at the entrance to each exit stair or main point of egress.
Suggested Deadline Date:	16 Aug 2014
Standard:	Alliance Standards Part 13 Section 13.4 Evacuation Plan
Question:	Training programs are implemented and documented in accordance with the Alliance Safety Training Curriculum.
Priority Level:	Medium
Non-Compliance Level:	2
Description:	Training programs are not implemented and documented in accordance to standard.
Source of Findings:	Visual Assessment: Training programs are not implemented and documented in accordance to standard.
Suggested Plan of Action:	Training programs should be implemented and documented according to standard.
Suggested Deadline Date:	16 Aug 2014
Standard:	Alliance Standards Part 13
Question:	A Fire Safety Director position has been filled.



Factory Name: **Dhakarea Limited (Yupoong Inc.)**
 Address: **23-27 Dhaka Export Processing Zone DEPZ, Ganakbari, Ashulia, Savar Ashulia, Savar Dhaka Bangladesh**

Assessor: **Uttaron Technologies**
 Date: **16 Mar 2014**



ALLIANCE
 FOR BANGLADESH WORKER SAFETY

Priority Level:	Low	
Non-Compliance Level:	3	
Description:	A Fire Safety Director position has not filled.	
Source of Findings:	Visual Assessment: A Fire Safety Director position has not filled.	
Suggested Plan of Action:	Create a Fire Safety Director position and fill the position with an individual that has had sufficient training to be able to carry the required duties.	
Suggested Deadline Date:	16 Jan 2015	
Standard:	Alliance Standards Part 13 Section 13.1 Fire Safety Director	