INITIAL FIRE ASSESSMENT REPORT (FAR)

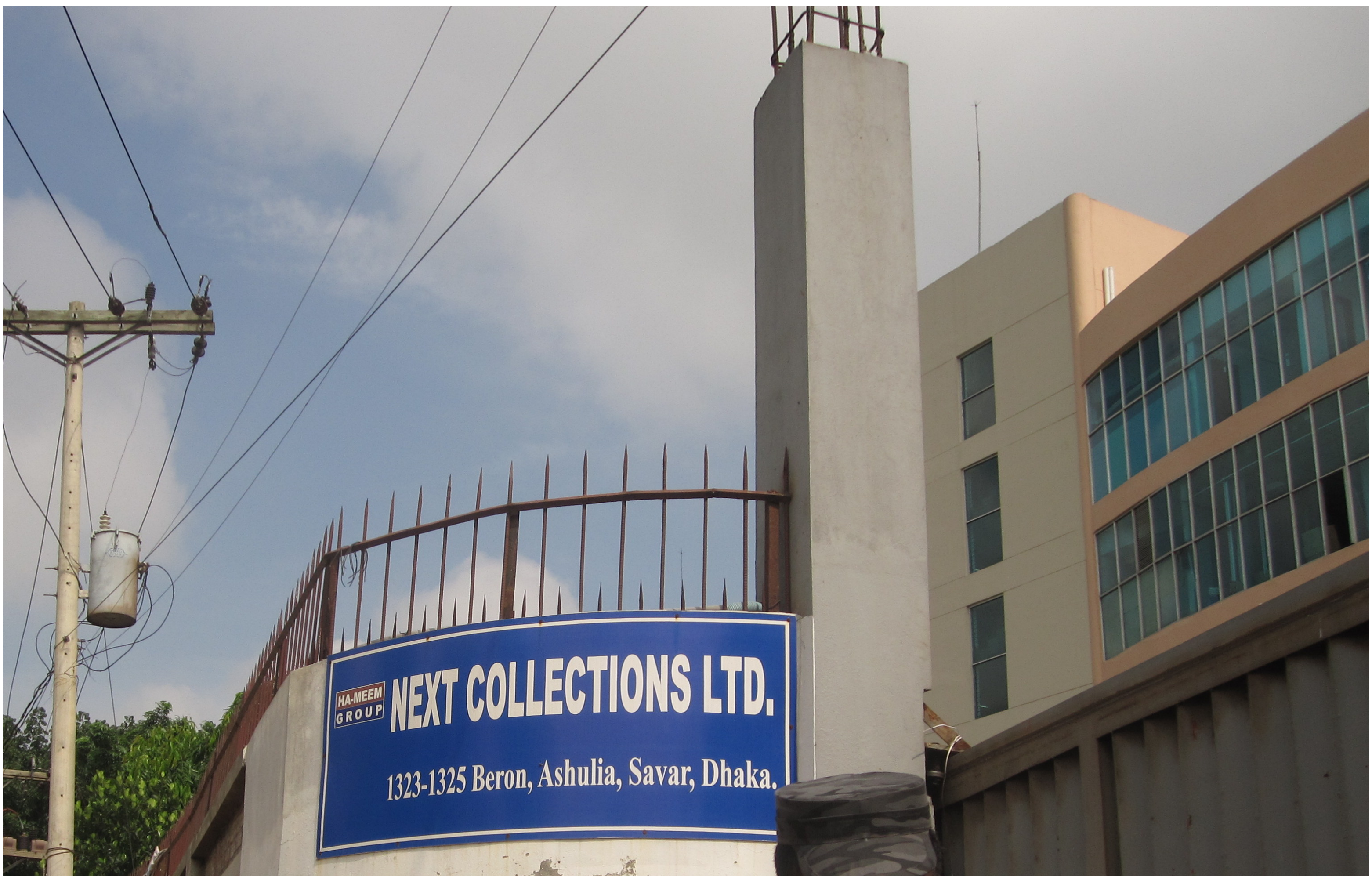
Factory Name:	**Next Collections Limited**
Address:	**Mouza-Diakhali,1323,1324,1325. Beron, Ashulia, Savar Ashulia, Savar Dhaka Bangladesh**
Assessor:	**CCRD**
Date:	**22 Jun 2013**

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

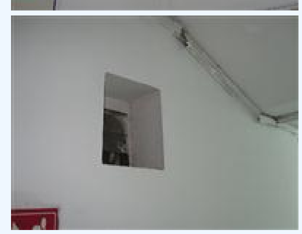
General Information	
Factory Name:	Next Collections Limited
Address:	Mouza-Diakhali,1323,1324,1325. Beron, Ashulia, Savar Ashulia, Savar Dhaka Bangladesh
Country:	Bangladesh
Province:	Dhaka
City:	Ashulia, Savar
Zip Code:	
Audit Duration:	
Re-Audit:	Re-Audit After 0 Months
Draft Report Date:	June 30, 2014
Final Report Date:	June 30, 2014
Are all Action Items From Previous Assessment Completed?:	N/A
Buildings in Complex:	Main
Is the building(s) owned or rented by the Factory:	Owned
Number of Building Levels (Stories):	5
Approximate Building Area (SF):	225,000 sq. ft.
Date of Building Construction:	2006
Date of Last Building Renovation/Addition:	None
Ancillary Structures in Complex:	3: 2 story guard house, 1 story Utility, 1 story storage shed
Approximate Ancillary Structures Area (SF):	Unknown
Number of Occupants:	4,000
Number of Ancillary Levels (Stories):	Guard (2); Utility (1); Storage (1)

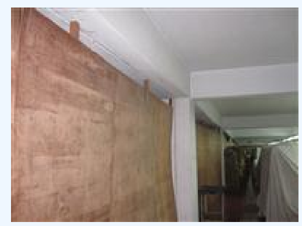
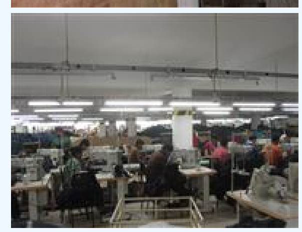
Occupancy Type:	G2
Construction Type:	Type 1 reinforced concrete
Height of Highest Occupied Floor Level Above Grade:	45 ft. (13.6 m)

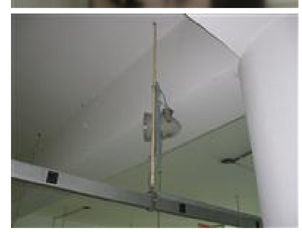
ASSESSMENT FINDINGS

Fire Protection Construction

Question:	Are exit enclosures provided with fire-resistive rated construction barriers?	
Priority Level:	High	
Non-Compliance Level:	3	
Description:	Exits are not fully enclosed. Openings from factory floor to exit stairs are separated by glass doors with collapsible metal gates in front of the doors. The Northwest Stair has an elevator machine room located at the top that is not separated from the stair enclosure. The stairs on the west said are exposed to the glass openings on the Ground Floor in their discharge path.	
Source of Findings:	Photograph: Glass stair doors and gates	
Suggested Plan of Action:	Provide fire-resistive rated construction barriers 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 barrier.	
Suggested Deadline Date:	30 Sep 2014	
Standard:	Reference Alliance Standards Part 4 Section 4.5 Separation	

Question:	Are openings and penetrations through rated walls and/or assemblies protected?	 
Priority Level:	High	
Non-Compliance Level:	2	
Description:	Multiple penetrations in rated walls, especially exit enclosure walls that are not properly protected.	
Source of Findings:	Photograph: (1) Cable penetration of exit enclosure (2) Fan penetration of exit enclosure	
Suggested Plan of Action:	Provide fire-resistive rated opening or 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 opening protectives or penetration systems.	
Suggested Deadline Date:	30 Sep 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 shafts provided with the minimum fire-resistance rating?	
Priority Level:	High	
Non-Compliance Level:	2	
Description:	There is an electrical bus penetration at each floor to supply power up through the building. A hole has been cut in the concrete floor to facilitate this cable riser.	
Source of Findings:	Photograph: Electrical cable floor penetration	
Suggested Plan of Action:	Provide 2-hour fire resistive rating for all vertical shafts (primarily electrical shafts). The protection means can either be at each floor penetration or by the provision of a fire rated shaft enclosure.	
Suggested Deadline Date:	30 Sep 2014	
Standard:	Reference Alliance Standards Part 4 Section 4.5.7.1 through 4.5.7.3	
Question:	Are separations between hazards provided with fire-resistive rated construction barriers.	 
Priority Level:	Medium	
Non-Compliance Level:	3	
Description:	Multiple storage areas throughout the building are not properly separated from the production areas. Storage on the 1st Floor is separated by fencing with plywood.	
Source of Findings:	Photograph: (1) Separation between storage and dining (2) Significant in-process storage	
Suggested Plan of Action:	Provide fire-resistive rated construction barriers between hazard types in accordance with Alliance Standard Sections 3.4.2 and 4.5. Consult a qualified fire protection engineer to design the required rated construction barrier.	
Suggested Deadline Date:	31 Aug 2014	
Standard:	Reference Alliance Standards Part 4 Section 4.5 Separation	
Fire Protection Systems		
Question:	Does the building have a Standpipe System?	
Priority Level:	High	
Non-Compliance Level:	2	
Description:	Small hose stations are provided at each of the 4 stairs and are fed from a 50,000 L tank located on the roof.	
Source of Findings:	Photograph: Small hose at stair	
Suggested Plan of Action:	Install standpipe system at required locations. Standpipe system must comply with NFPA 14.	

Suggested Deadline Date:	31 Dec 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:	2	
Description:	The factory does not have a fire pump to supply adequate pressure for hose stations/connections.	
Source of Findings:	Visual Assessment: Only provided with roof tank.	
Suggested Plan of Action:	Install a dedicated fire pump for the facility in accordance with NFPA 20. Also, install a water storage tank in accordance with NFPA 22.	
Suggested Deadline Date:	31 Dec 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:	2	
Description:	There is a manual fire alarm system. Push button call stations are located adjacent to the exit stairs on each level. Horns are provided for occupant notification. Single-station smoke alarms are provided throughout.	
Source of Findings:	Photograph: (1) Fire alarm manual push button at stair (2) Fire alarm horn (3) Single-station smoke alarm	
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.	
Suggested Deadline Date:	31 Oct 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 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:	2	
Description:	A manual fire alarm exists in the factory. There is no central alarm annunciation point.	

Source of Findings:	Visual Assessment: No central monitoring point.	
Suggested Plan of Action:	Install a new automatic fire alarm and detection system. 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 Defence 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:	31 Oct 2014	
Standard:	Alliance Standard Part 5 Section 5.7.5 Monitoring	

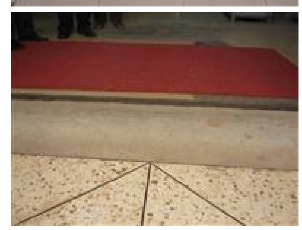
Means of Egress

Question:	Occupant loads on each level (floor) do not exceed the capacity of the available means of egress.	
Priority Level:	High	
Non-Compliance Level:	3	
Description:	The occupant load on the 1st-3rd Floors is 1500. The occupant load on the 4th Floor is 1000. The provided exit width with the 4 stairs is 228 in. (5791 mm). This width in an unsprinklered building will provide for an occupant load of 723. The occupant load exceeds the available width by more than half.	
Source of Findings:	Visual Assessment: Measured exit width	
Suggested Plan of Action:	Provide automatic sprinkler protection throughout the building and provide an additional 72 in. wide stair to facilitate the occupant load. Alternately, reduce the occupant load to 777 per floor.	
Suggested Deadline Date:	31 Oct 2014	
Standard:	Alliance Standard Part 6 Section 6.4 Occupant Load	
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 in the means of egress are sliding gates or doors.	
Source of Findings:	Photograph: Sliding door	
Suggested Plan of Action:	Replace all non-compliant doors in the means of egress with side-hinged swinging type doors.	
Suggested Deadline Date:	31 Oct 2014	
Standard:	Alliance Standards Part 6 Section 6.8 Doors and Gates	

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:	Doors and gates are locked open during working hours.
Source of Findings:	Photograph: Sliding door with lock
Suggested Plan of Action:	Remove all locking devices from all egress doors and means of egress components.
Suggested Deadline Date:	31 Aug 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 east stair discharge has utility access covers that reduce the exit width along the east side of the building.
Source of Findings:	Photograph: East discharge path
Suggested Plan of Action:	Level out the discharge path surface to remove the reduction in width and trip hazards.
Suggested Deadline Date:	30 Nov 2014
Standard:	Alliance Standard Part 6 Section 6.5 Egress Width and BNBC Table 4.3.2

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:	1
Description:	The roof is not occupied; however, the parapet is only 38 in. high.
Source of Findings:	Photograph: Roof level parapet
Suggested Plan of Action:	If the roof is used for any occupancy, then provide guards with a minimum height of 1067 mm (42 in.).
Suggested Deadline Date:	31 Dec 2014
Standard:	Alliance Standard Part 6 Section 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:	1	
Description:	Occupant loads are not posted.	
Source of Findings:	Visual Assessment: No signage provided.	
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.	
Suggested Deadline Date:	31 Aug 2014	
Standard:	Alliance Standards Part 6 Section 6.4.4 Posting of Occupant Load	
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:	There are multiple trip hazards throughout the factory from gate rails, thresholds and other sharp elevation changes in the path of egress.	
Source of Findings:	Photograph: (1) Gate rail (2) Threshold	
Suggested Plan of Action:	Remove all gate rails and other tripping hazards from the means of egress.	
Suggested Deadline Date:	30 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 not provided on both sides of the stair enclosure in all the stairs.	
Source of Findings:	Photograph: Stair with no handrail	
Suggested Plan of Action:	Provide handrails on both sides of each stairway. Mount handrails at a height between 30 in. and 44 in.	
Suggested Deadline Date:	30 Sep 2014	
Standard:	Alliance Standard Part 6 Section 6.9 Stairs and 6.12 Handrails and Guards	

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 are not provided.	
Source of Findings:	Visual Assessment: No signage installed.	
Suggested Plan of Action:	Install signage adjacent to each stair door indicating the stair name and the floor level in both English and Bengali.	
Suggested Deadline Date:	31 Aug 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:	2	
Description:	Storage is located underneath cutting tables.	
Source of Findings:	Photograph: Storage under cutting tables	
Suggested Plan of Action:	Remove all combustibles stored underneath the cutting tables.	
Suggested Deadline Date:	31 Oct 2014	
Standard:	Alliance Standard Part 17 Section 13.7.2 Cutting tables.	
Question:	A hot-work permit program has been established.	
Priority Level:	Low	
Non-Compliance Level:	2	
Description:	No hot work permit program has been established.	
Source of Findings:	Document Review: No hot work program in place.	
Suggested Plan of Action:	Develop a hot work permit program. The program must comply with the requirements of NFPA 51B.	
Suggested Deadline Date:	30 Sep 2014	
Standard:	Alliance Standards Part 13 Section 13.4 Hot Work Permit and NFPA 51B	