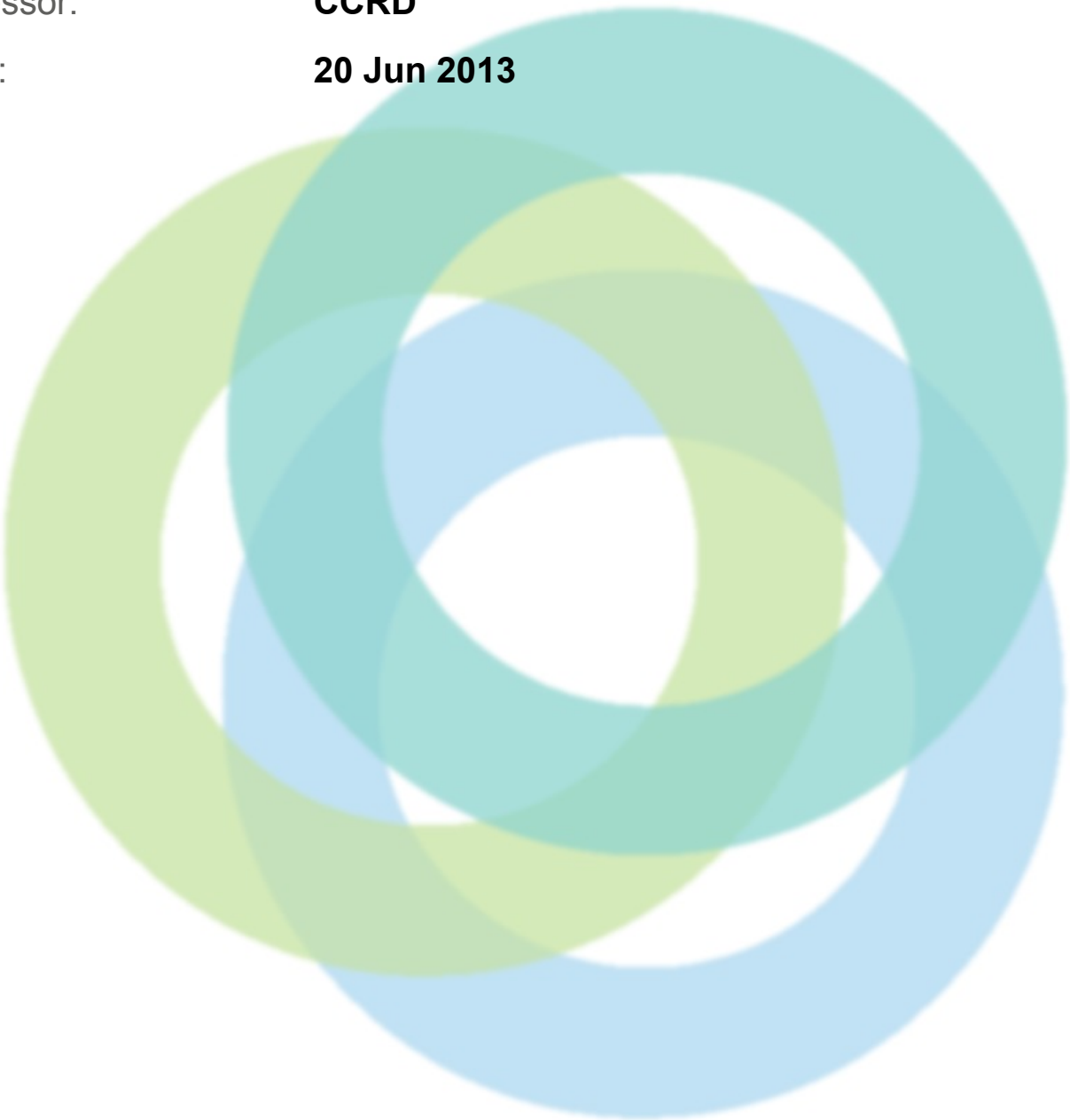


INITIAL FIRE ASSESSMENT REPORT (FAR)

Factory Name: **Universal Jeans Ltd**
Address: **Plot 9-11, Sector 6/A, Export Processing Zone EPZ,
Chittagong Chittagong Chittagong Bangladesh**
Assessor: **CCRD**
Date: **20 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:	Universal Jeans Ltd
Address:	Plot 9-11, Sector 6/A, Export Processing Zone EPZ, Chittagong Chittagong Chittagong Bangladesh
Country:	Bangladesh
Province:	Chittagong
City:	Chittagong
Zip Code:	4223
Audit Duration:	
Re-Audit:	Re-Audit After 0 Months
Draft Report Date:	June 28, 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):	7
Approximate Building Area (SF):	433,800 sq. ft.
Date of Building Construction:	2008
Date of Last Building Renovation/Addition:	None
Ancillary Structures in Complex:	None
Approximate Ancillary Structures Area (SF):	N/A
Number of Occupants:	9500

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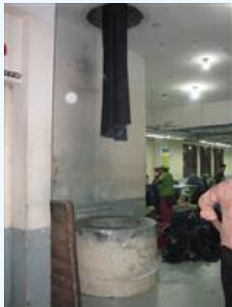
ALLIANCE
FOR BANGLADESH WORKER SAFETY

Number of Ancillary Levels (Stories):	N/A
Occupancy Type:	This was not reviewed at time of initial visit (prior to Alliance Standards).
Construction Type:	The buildings are essentially of concrete and brick construction. Floors are steel-reinforced poured in place concrete. Exterior walls are concrete with brick inserts and windows are set in masonry frames.
Height of Highest Occupied Floor Level Above Grade:	Approximately 75-80 ft.



ASSESSMENT FINDINGS

Fire Protection Construction

Question:	Are exit enclosures provided with fire-resistive rated construction barriers?	   
Priority Level:	High	
Non-Compliance Level:	3	
Description:	There is a manually operated roll-down metal shutter between the production floor and the stair opening at each stair landing at the Northwest, Southwest and East Stair. The West Stair is open to each floor and separated by non-rated glass doors. The East Stair also has glass openings in the wall from the production floor on the lower floors. The Northwest and Southwest stairs wrap around an elevator. The East Stair is adjacent to an elevator. At the top of each of these stairs the elevator machine room is open and exposed to the stair enclosure.	
Source of Findings:	Photograph: (1) Roll-down shutter at Northwest Stair opening (2) West Stair (3) Opening to East Stair (4) Elevator equipment room at top of Northwest Stair	
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:	There is an opening between the 4th and 5th floor that is not enclosed (described elsewhere in this report). This is a structural platform that provides an extension of the floor for the 5th floor where the opening is located. There is a chute opening that is used to transport material to the ground from upper floors. These openings are surrounded by a concrete curb.	
Source of Findings:	Photograph: Chute opening between floors	
Suggested Plan of Action:	Provide a 1-hr. fire rated barrier on each of the 4th floor and 5th floor to properly separate this floor opening. Enclose the chute in an 2-hr. fire rated shaft construction. Provide rated doors at the openings, or enclose the	



	openings in an appropriately fire-resistive rated room.	
Suggested Deadline Date:	31 Dec 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 electric bus riser that penetrates several floors but is not properly protected.	
Source of Findings:	Photograph: (1) Electrical bus riser (from above) (2) Electrical bus riser (from below)	
Suggested Plan of Action:	Properly enclose the electrical riser by either providing a 2-hr. rated shaft or seal the floor penetrations with a listed fire-resistive rated assembly.	
Suggested Deadline Date:	31 Oct 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:	There are numerous areas throughout the factory that have hazards higher than and are open to the surrounding occupancies. These include storage on the 6th Floor open to the dining hall; carton storage on the 5th Floor; accessory storage on the 3rd Floor; water treatment plant on the 1st Floor; water treatment plant, boiler, generator, electrical substation, and storage on the Ground Floor.	
Source of Findings:	Photograph: (1) Storage on 6th Floor open to dining (2) Carton storage on 5th Floor (3) Production area exposed to water treatment on 1st Floor (4) Utilities on Ground Floor (5) Storage on Ground Floor	
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	31 Oct 2014	



Date:		 
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:	1	
Description:	There is no damage to structural members; however, there are two structural conditions that do not meet the Standard or BNBC requirements. There is a structural platform that provides an extension of the floor at the 5th Floor that is intermediate to the overall structural frame and is constructed of wood deck flooring. This platform is supported by unprotected steel columns and joists. Additionally, the 6th Floor (concrete structure roof level) is provided with a unprotected steel structure. This consists of steel columns with a metal panel roof cover over the dining and production areas on this floor.	
Source of Findings:	Photograph: (1) Wood flooring (from above) (2) Separate structure for work platform (3) Wood flooring with unprotected steel supports (from below) (4) Unprotected steel structure at 6th level	
Suggested Plan of Action:	Replace the wooden flooring with noncombustible material. Provide documentation for the approval of the non-rated construction on the 5th and 6th Floors. Alternately, remove these structures or protect with an appropriately listed fire-resistant rated material.	
Suggested Deadline Date:	31 Dec 2014	
Standard:	BNBC Part 3 Chapter 3	
Fire Protection Systems		
Question:	Is the building protected by an automatic sprinkler system?	
Priority Level:	High	
Non-Compliance Level:	3	



Description:	Automatic sprinkler protection is not provided for this facility. As this building is a high-rise greater than 75 ft. automatic sprinkler protection should be provided throughout. The building owner is planning to provide sprinklers for the building.	
Source of Findings:	Visual Assessment: No sprinkler protection provided.	
Suggested Plan of Action:	Provide automatic sprinkler protection throughout the facility. The installation of sprinkler protection should be conducted in phases. The first phase would be to protect all storage areas. Detailed plans should be developed and submitted for review by Alliance personnel prior to start of construction.	
Suggested Deadline Date:	31 Dec 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:	Does the building have a Standpipe System?	
Priority Level:	High	
Non-Compliance Level:	3	
Description:	Small hose connections are provided throughout the building and are supplied from tanks located on the roof level. A 313,000 gal. storage cistern is located below ground and could be used for fire department connections.	
Source of Findings:	Visual Assessment: Small hose stations provided.	
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:	3	
Description:	No fire pump is installed.	
Source of Findings:	Visual Assessment: No pump installed.	
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:	Only manual fire alarm buttons initiation is provided. Beacons and horns are provided for notification.	
Source of Findings:	Photograph: Fire alarm beacon and horn	
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 Dec 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:	Are fire department connections provided and clearly identified for the Fire Protection Systems?	
Priority Level:	Medium	
Non-Compliance Level:	2	
Description:	No fire department connections provided.	
Source of Findings:	Visual Assessment: No connections provided.	
Suggested Plan of Action:	Provide Fire Department (Siamese) connections in accordance with Alliance Standard Section 5.5.4. Connections shall match the Fire Service and Civil Defence hose thread standard.	
Suggested Deadline Date:	31 Dec 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:	2	
Description:	The existing fire alarm system is a manual fire alarm system that is not connected to a centralized panel with a centralized monitor. The facility has plans to install a completely new automatic fire alarm and detection system with a centrally located panel within the facility.	
Source of Findings:	Visual Assessment: No central monitoring station.	



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 Dec 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 loads for this facility are as follows: Ground - 750; 1st - 1300; 2nd - 1800; 3rd - 1700; 4th - 1800; 5th - 700; 6th - 150 plus dining seating of 2500. There are 4 stairs with varying widths. The stair widths are inconsistent from the top to the bottom. The Northwest Stair has a limiting width of 99 in. (Ground-3rd), 87 in. (4th-5th), and 43 in. (6th). The West Stair has a limiting width of 52 in. (1st). The Southwest Stair has a limiting width of 94 in. The East Stair has a limiting width of 65 in. The exit capacities based on the 8 mm/person factor from the BNBC are exceeded significantly on all but the Ground and 5th floor. Based on the width provided the current capacities are: Ground - 2432; 1st - 984; 2nd - 984; 3rd - 984; 4th - 946; 5th - 946; 6th - 806. Providing automatic sprinkler protection will increase the throughput allowed to 5 mm/person which will resolve the capacity for all but the 6th floor. Additional stairs will still be needed to properly egress occupants of the 6th floor.
Source of Findings:	Visual Assessment: Measured stair widths.
Suggested Plan of Action:	Provide automatic sprinkler protection throughout and add additional stair capacity for the 6th floor. Alternately, limit the number of occupants on each floor to the number that can safely exit based on the current stair widths.
Suggested Deadline Date:	31 Aug 2014
Standard:	Alliance Standard Part 6 Section 6.4 Occupant Load



Question:	Exit discharge is directly to the exterior of the building, unless the requirements of 6.17.2 are met, at grade or provides direct access to grade. Exit discharge shall not reenter a building.
Priority Level:	High
Non-Compliance Level:	3
Description:	The East Stair does not directly charge to the exterior. The egress path from the bottom of the stair leads through the Utility Plant and leads to an area that is provided with a gate that has to be open by guards.
Source of Findings:	Photograph: East Stair discharge path
Suggested Plan of Action:	Provide a rated enclosure from the East Stair to provide separation from the Utility Plant on either side of the discharge path.
Suggested Deadline Date:	31 Oct 2014
Standard:	Alliance Standard Part 6 Section 6.17 Exit Discharge. See Section 16.7.2 and 16.7.3 for exceptions.
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:	3
Description:	Exit access corridors are provided on the 5th floor to separate various storage areas. These corridors are separated from the storage by plywood covered fencing and roll-down open shutters.
Source of Findings:	Photograph: Storage area separation
Suggested Plan of Action:	Provide rated walls to separate storage areas from exit access corridors.
Suggested Deadline Date:	30 Nov 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:	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:	The path to the public way is separated by a large sliding gate used for vehicles and pedestrians. The gate has to be manually open. There is a pedestrian opening that has a lock and requires evacuating occupants to step





	over the gate structure.
Source of Findings:	Photograph: Gate to public way
Suggested Plan of Action:	Remove all locking devices in the path of egress. Provide an adequate number of pedestrian egress gates that will allow evacuating occupants access to the public way.
Suggested Deadline Date:	31 Aug 2014
Standard:	Alliance Standards Part 6 Section 6.8 Doors and Gates
Question:	All doors in a means of egress are of the side-hinged swinging type.
Priority Level:	High
Non-Compliance Level:	3
Description:	All exit doors are roll-down shutters that would not be able to be operated in an emergency condition when closed. This includes both the doors from the floor to the stair enclosure and the discharge doors as well as other doors located throughout the facility. There are sliding doors located to at the exit access doors from the management dining area on the 6th Floor.
Source of Findings:	Photograph: Exit access door
Suggested Plan of Action:	Replace all non-compliant doors in the means of egress with side-hinged swinging type doors.
Suggested Deadline Date:	30 Sep 2014
Standard:	Alliance Standards Part 6 Section 6.8 Doors and Gates
Question:	Stairwells are not utilized as storage spaces.
Priority Level:	High
Non-Compliance Level:	2
Description:	Storage of material handling equipment was found in the Southwest Stair during a lunch break blocking the stairway path.
Source of Findings:	Photograph: Storage in Southwest Stair
Suggested Plan of Action:	Remove all stored materials for the stairwells. Additional employee training should be provided so that this equipment is stored elsewhere during lunch breaks.
Suggested Deadline Date:	31 Jul 2014
Standard:	Alliance Standard Part 13 Section 13.9 Safety Inspections
Question:	All paths of egress are provided with compliant means of illumination.





Priority Level:	Medium	
Non-Compliance Level:	2	
Description:	Emergency exit lighting is provided but additional coverage is needed to cover every aisle.	
Source of Findings:	Visual Assessment: Lighting is not compliant.	
Suggested Plan of Action:	Provide additional emergency lighting fixtures to provide a minimum lighting level of 2.5 lux for all aisles in production and storage areas.	
Suggested Deadline Date:	31 Oct 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:	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:	No occupant loads 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:	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:	Exit signs are placed at the entrances to the exit enclosures. However, due the large size of the facility and the many aisles, additional lighted signage should be provided throughout the facility.	
Source of Findings:	Visual Assessment: Exit signs are located at exit stairs.	
Suggested Plan of Action:	Provide continuously illuminated exit signs per Alliance Standard Section 6.11. Signs shall be placed at all required exits and along egress paths, especially where there is a change in direction for the path of travel.	



Suggested Deadline Date:	31 Aug 2014	
Standard:	Alliance Standard Part 6 Section 6.11 Exit Signs	
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 either provided on one side of the stair or not provided with the exception of the West Stair that has handrails on both sides. The Northwest and Southwest stair are wider than 87 in.	
Source of Findings:	Photograph: Single handrail in Northwest Stair	
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 30 in. and 44 in.	
Suggested Deadline Date:	31 Aug 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:	No stair designation signs are provided. Stairs were identified in this report based on their location. However, stair designations should be either A, B, C, D or 1, 2, 3, 4 for simplification purposes.	
Source of Findings:	Visual Assessment: No signs provided.	
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 provided under cutting tables.
Source of Findings:	Photograph: Cutting tables
Suggested Plan of Action:	Remove all combustibles stored underneath the cutting tables in accordance with Alliance Standard Section 13.7.2.
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:	A hot work permit program has not been established.
Source of Findings:	Worker Interviews: Management discussion about fire safety programs.
Suggested Plan of Action:	Develop a hot work permit program. The program must comply with the requirements of NFPA 51B.
Suggested Deadline Date:	31 Aug 2014
Standard:	Alliance Standards Part 13 Section 13.4 Hot Work Permit and NFPA 51B

