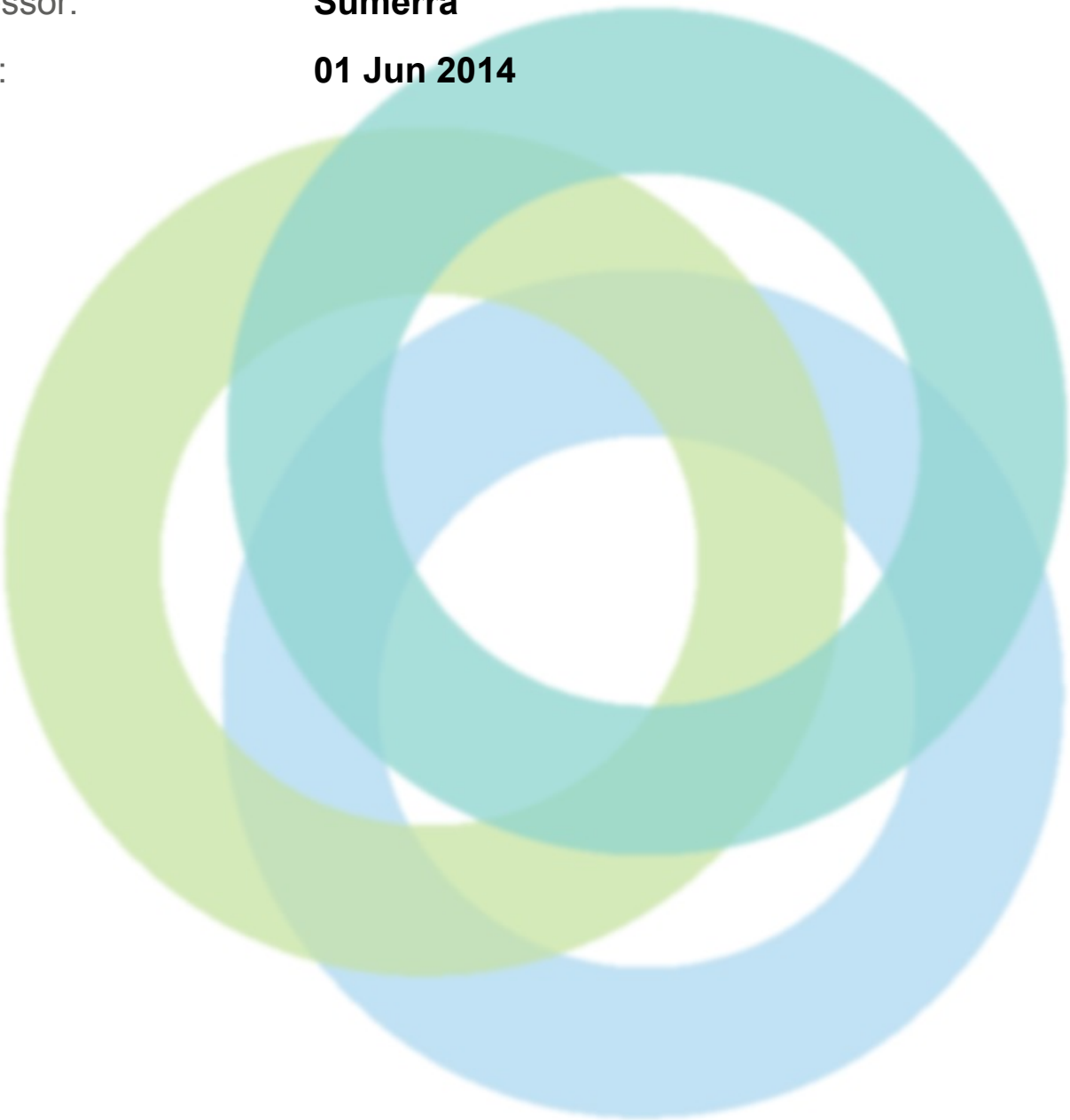


INITIAL FIRE ASSESSMENT REPORT (FAR)

Factory Name: **FCI BD, Ltd.**
Address: **Plot-36-39 Dhaka EPZ, Ganakbari, Savar Savar Dhaka
Bangladesh**
Assessor: **Sumerra**
Date: **01 Jun 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.



Factory Name: FCI BD, Ltd.

Address: Plot-36-39 Dhaka EPZ, Ganakbari, Savar Savar Dhaka Bangladesh

Assessor: Sumerra

Date: 01 Jun 2014



ALLIANCE
FOR BANGLADESH WORKER SAFETY

GENERAL INFORMATION

General Information

Factory Name:	FCI BD, Ltd.
Address:	Plot-36-39 Dhaka EPZ, Ganakbari, Savar Savar Dhaka Bangladesh
Country:	Bangladesh
Province:	Dhaka
City:	Savar
Zip Code:	1249
Audit Duration:	2 Days
Re-Audit:	Re-Audit After 0 Months
Draft Report Date:	7-Jul-14
Final Report Date:	10-Jul-14
Are all Action Items From Previous Assessment Completed?:	N/A
Buildings in Complex:	2 (Main Building, Washing Plant)
Is the building(s) owned or rented by the Factory:	Owned
Number of Building Levels (Stories):	Factory (main) building is 1 storied + a mezzanine floor (height 27 ft). Washing plant is 3 storied (height 37ft).
Approximate Building Area (SF):	90900
Date of Building Construction:	Management informed that it was constructed in 1995.
Date of Last Building Renovation/Addition:	It was constructed in 1995. Then mezzanine floor is constructed 2002. Washing plants constructed in 2007.
Ancillary Structures in Complex:	Service Building (Generator/Substation) Warehouse Boiler Room (2) Small security house
Approximate Ancillary Structures Area (SF):	Total 7091
Number of Occupants:	2090 persons

Factory Name: **FCI BD, Ltd.**

Address: **Plot-36-39 Dhaka EPZ, Ganakbari, Savar Savar Dhaka Bangladesh**

Assessor: **Sumerra**

Date: **01 Jun 2014**



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Number of Ancillary Levels (Stories):	Service Building - 2 Story Warehouse - 2 Story Boiler Room - 1 Story Security - 1 story
Occupancy Type:	Main Building and Washing Plant: G2 Warehouse: H Boiler/Generator/Substation: K
Construction Type:	Type I
Height of Highest Occupied Floor Level Above Grade:	Main Building: 17 ft Washing Plant: 24 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:	Washing Building: All exits leading to stairs are not protected. These exit doors are made of non-fire rated material.	
Source of Findings:	Visual Assessment: Washing Building: Fire rated doors not provided on access to exit stairs	
Suggested Plan of Action:	Factory will need to install fire rated door assemblies at all exits to stairs in washing building (1.5 hour rating). Fire doors assemblies shall conform to NFPA 252, BS 476 Part 22, EN 1364-1, GB 12955-2008, or IS 3614. Part II. Doors must remain in closed position or be of self-closing type. Doors may be provided with locking hardware from the ingress side provided that a panic bar is installed on any door with an occupant load exceeding 49 persons	
Suggested Deadline Date:	05 Oct 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:	2
Description:	Washing Building: 1) Back side of chemical storage is now close to outside egress route (at present). 2) Boiler room door (non-fire rated) is close to emergency stair (at present) 3) Generator room opening adjacent to west-side egress route 4) There is a store room for accessories and idle machine in 2nd floor. This room does not have fire rated door Main Building: 1) At present due to new construction, day care is in mezzanine floor. Travel distance from day care is 103 feet from back side (through back emergency stair, and outside building, egress route is not well developed at present) and from front side, travel distance is 166 feet (through stair). However, as per management, this is a temporary problem for only day-care. 2) Finished goods store (in GF is not separated by fire rated assemblies).
Source of Findings:	Photograph: Washing Building - Chemical Storage Washing Building - Boiler Room Washing Building - Generator Room Washing Building - 2nd Floor Store Main Building - Storage Room Main Building - Child Care
Suggested Plan of Action:	Provide fire-resistive rated construction barriers between hazards. As noted below; Washing Building: Chemical Storage - Separate chemical room from egress route by 2hr fire rated construction or revise egress route so as not to cross in front of chemical storage room Boiler Room - Boiler should be separated from other occupancies by a minimum 1 hour construction Generator Room - Separate generator from egress route by 2hr fire rated construction or revise egress route so as not to cross in front of generator room 2nd Floor Store Room - Storage Areas shall be separated from the surrounding occupancy with a minimum 1 hour construction Main Building Finished Goods Storage - Storage Areas shall be separated from the surrounding occupancy with a minimum 1 hour construction Consult a qualified fire protection engineer to design the rated construction barriers. Daycare occupancies which are accessory to other occupancies shall be located on the ground floor with a maximum travel distance of 9 m (30 ft). If located on a higher floor, direct access to an exit enclosure shall be provided.
Suggested Deadline Date:	05 Jan 2015
Standard:	Reference Alliance Standards Part 4 Section 4.5 Separation





Question:	Certificates of Occupancy for each building have been issued and are on file.	
Priority Level:	Low	
Non-Compliance Level:		
Description:	Yes architectural drawing is approved.	
Source of Findings:	Document Review: Certificates of Occupancy	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Are certificates of occupancy provided for each building or ancillary structure?	
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:	Factory has manual alarm system in all buildings.	
Source of Findings:	Visual Assessment: Manual fire alarm and detection system observed	
Suggested Plan of Action:	Install automatic fire alarm system with sufficient smoke/heat detectors as per NFPA 72 in all G2 occupancies (Washing Building, Main Building) and E occupancy (Dining Assembly). Automatic detectors should be tied into the fire alarm system. Alarm system should initiate occupant notification upon activation of detectors in addition to the manual fire alarm stations. All fire alarm installations shall be submitted for review by the Alliance for review prior to commencement of installation.	
Suggested Deadline Date:	05 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:	3
Description:	Factory has manual alarm system without a central panel or control room and alarm status is not centrally monitored.
Source of Findings:	Visual Assessment: No monitored control panel
Suggested Plan of Action:	Upon installation of automatic alarm system and accompanying alarm panel, arrange for direct connection to monitoring service or Fire Service and Civil Defense. If connection is not possible, until that time that it is, a person shall be assigned to contact the fire department in the event of fire alarm activation. An annunciator shall be located in a constantly attended location to alert this person.
Suggested Deadline Date:	05 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:	Inspection, maintenance and testing procedures were not available for existing hose reel system with Class II fittings.
Source of Findings:	Document Review: No inspection documents available
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:	21 Dec 2014
Standard:	Reference NFPA 25 Chapter 6 Standpipe and Hose Systems Table 6.1.1.2
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:	Washing Building: Maximum number of occupant in dining floor is 500. So total exit stair width should not be less than 4m. They have 2 primary exits with the combine width of approximately 2.23m. So, stair width is not acceptable as per



	requirements (8mm per person for non sprinkler building).
Source of Findings:	Visual Assessment: Measurement of exit stair width is 2.23 m.
Suggested Plan of Action:	Limit the number of occupants in the dining space to 278. Otherwise sufficient egress must be provided.
Suggested Deadline Date:	25 Jul 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:	Most of the exit doors in the factory floor are sliding and rolling shutter.
Source of Findings:	Photograph: Example roll up door
Suggested Plan of Action:	Install side-hinged swinging type doors in all egress paths and at exits in compliance with Standard. As noted elsewhere, exit enclosures require fire rated door assemblies (which should be side-hinged).
Suggested Deadline Date:	05 Oct 2014
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:	Main Building: The mezzanine floor is surrounded continuously by glass which is the separation of mezzanine floor from the factory production floor. Glass is not fire rated. In all exits from mezzanine floor, leading to stairs, there is no fire rated doors to enclose stairs and lobbies and separate from the factory floor in GF. Since , it is only a mezzanine floor, so for occupants unprotected travel distance can be measured from point of location to the final exit outside of the building. However, in that case , travel distance (through stair) from sample room (mezzanine floor) is 160 feet. From north side sewing section (mezzanine floor), travel distance is 165 feet. Since in this building , the fire detection system and alarm is manual , the maximum unprotected travel distance could be 148 feet (45m). At present due to new construction, day-care is in mezzanine floor. Travel distance from day care is 103 feet from back side (through back emergency stair , and outside building , egress route is not well developed at present) and from front side , travel distance is 166 feet (through stair).
Source of Findings:	Visual Assessment: Measurement of travel distance indicated difficiency





Suggested Plan of Action:	Per Alliance Standard Section 6.13.1.1, allowable travel distance may be increased to 200 ft (60 m) by installing a complete automatic fire detection system, portable fire extinguishers (installed), and standpipe system.
Suggested Deadline Date:	05 Oct 2014
Standard:	Alliance Standard Part 6 Section 13 Travel Distance and BNBC Part 4 Section 3.15.1
Question:	Exterior exit stairs are separated from the building with the required rating. The rating of the exterior wall shall extend 3.05 m (10 ft) beyond the ends of the stair structure.
Priority Level:	High
Non-Compliance Level:	2
Description:	West side emergency stair discharge is close to back side egress route adjacent to factory floor having opening (windows) in the exterior wall. Now the width of this egress route is 7'. But it can be developed more than 10 ft. At present due to construction, there is an exterior stair in washing building close to boiler room exit (non fire rated).
Source of Findings:	Photograph: Exterior exit stairs
Suggested Plan of Action:	Provide a fire-resistive rated assembly between the exterior exit stairs and the building to achieve the required separation. The rated assembly should be approved and/or designed by a qualified fire protection engineer as per Alliance Standard Part 6 Section 6.3.1.2. Three stories or less 1-hr rating. Four stories or more 2-hr rating
Suggested Deadline Date:	05 Oct 2014
Standard:	Alliance Standard Part 6 Section 6.3.1.2. Three stories or less 1-hr rating. Four stories or more 2-hr rating
Question:	Means of egress are free from impediments, obstructions, and stored materials.
Priority Level:	High
Non-Compliance Level:	1
Description:	Due to construction (temporary) main factory backside egress route (west) is not free from impediments.
Source of Findings:	Visual Assessment: Means of egress partially blocked
Suggested Plan of Action:	In buildings under construction, adequate escape facilities shall be maintained at all times for the use of occupants and construction workers. Escape facilities shall consist of doors, walkways, stairs, ramps, fire escapes, ladders, or other approved means or devices arranged in accordance with the general principles of the Standard. Remove and impediments to path of egress and keep area clear at all times.





Suggested Deadline Date:	25 Jul 2014	
Standard:	Alliance Standard Part 6 Section 6.3.8 Impediments to means of egress and Section 6.3.9 Reliability	
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:	1	
Description:	Doors are open. Doors are locked in such way so that shutters cannot be slid and close the exits during occupied time. However, there is locking system.	
Source of Findings:	Visual Assessment: Locking system observed	
Suggested Plan of Action:	Remove all hasps, locks, slide bolts, or other locking devices at the noted locations as per Alliance Standards Part 6 Section 6.8 Doors and Gates	
Suggested Deadline Date:	25 Jul 2014	
Standard:	Alliance Standards Part 6 Section 6.8 Doors and Gates	
Question:	Stairs have a minimum width of 0.9 m (35 in.).	
Priority Level:	High	
Non-Compliance Level:	1	
Description:	Washing Building: Emergency temporary exit from washing building is 33 inch.	
Source of Findings:	Photograph: Measurement of stair width is 33 inch.	
Suggested Plan of Action:	In buildings under construction, adequate escape facilities shall be maintained at all times for the use of occupants and construction workers. Escape facilities shall consist of doors, walkways, stairs, ramps, fire escapes, ladders, or other approved means or devices arranged in accordance with the general principles of the Standard. Revise so that sufficient exit stairs are provided to all occupants of Washing Building even while under construction.	
Suggested Deadline Date:	05 Oct 2014	
Standard:	Alliance Standard Part 6 Section 6.5 Egress Width. Applies to existing construction.	





Question:	Are there additional areas of non-compliance related to the Means of Egress?
Priority Level:	Medium
Non-Compliance Level:	2
Description:	This main factory building has very limited directional sign which can lead anyone to the exterior assembly area. For a new occupancy, it is absolutely not possible to identify egress route from directional sign. Proper directional sign should be put in all areas including where directions are changed.
Source of Findings:	Photograph: Photo of floor aisles
Suggested Plan of Action:	Apply directional arrows on flooring / walls to indicate direction of egress.
Suggested Deadline Date:	21 Oct 2014
Standard:	Not Applicable
Question:	Walking surfaces along the path of egress are uniformly slip resistant.
Priority Level:	Medium
Non-Compliance Level:	2
Description:	Washing Building: Emergency steel stair (temporary) in washing building from 2nd floor storage and 1st floor dining is not slip resistant (during rain).
Source of Findings:	Visual Assessment: Stairs do not have slip resistant surface.
Suggested Plan of Action:	Install slip control on the temporary steel stair.
Suggested Deadline Date:	05 Jan 2015
Standard:	Alliance Standard Part 6 Section 6.3.6 Slip Resistance
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: Occupant loads not posted
Suggested Plan of Action:	Post maximum occupant load for all areas (near exit). As noted elsewhere, floor loads must be limited to the available capacity of the exit stairs.
Suggested Deadline Date:	05 Aug 2014





Standard:	Alliance Standards Part 6 Section 6.4.4 Posting of Occupant Load	
Question:	Emergency power for exit signs is tested at least once per year. If battery operated, these lights are tested on a monthly basis. Functional testing of battery powered signs is provided for a minimum 90 min once per year.	
Priority Level:	Medium	
Non-Compliance Level:	1	
Description:	As per management, they test it regularly. However, functional testing for 90 min could not be verified.	
Source of Findings:	Visual Assessment: Emergency power for exit signs is tested at least once per year.	
Suggested Plan of Action:	Develop a documented testing and maintenance program that ensures the emergency power for exit signs is verified at least once per year. If battery-operated signs are used, these signs shall be tested on a monthly basis. Functional testing of battery powered signs shall be provided for a minimum 90 min once per year.	
Suggested Deadline Date:	31 Dec 2014	
Standard:	Alliance Standard Part 10 Section 10.12 Illumination of Exit Signs and Means Of Escape.	
Question:	Are there additional areas of non-compliance related to the Means of Egress?	
Priority Level:	Medium	
Non-Compliance Level:		
Description:	This main factory building has very limited directional sign which can lead anyone to the exterior assembly area. For a new occupancy, it is absolutely not possible to identify egress route from directional sign. Proper directional sign should be put in all areas including where directions are changed.	
Source of Findings:	Photograph: Photo of unmarked floors	
Suggested Plan of Action:	Apply directional arrows on flooring / walls to indicate direction of egress.	
Suggested Deadline Date:	21 Oct 2014	
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:	1	



Description:	Washing Building: Stairs have not been designated and labeled.
Source of Findings:	Visual Assessment: Stair designation signs not provided at each floor entrance
Suggested Plan of Action:	Install signage adjacent to each stair door in Washing Building indicating the stair name and the floor level at the noted locations as per Alliance Standard Part 6 Section 6.9 Stairs.
Suggested Deadline Date:	05 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:	1
Description:	Main Building: Storage was observed under cutting tables (GF)
Source of Findings:	Visual Assessment: Combustibles observed under cutting tables
Suggested Plan of Action:	Remove all combustibles stored underneath the cutting tables at the noted locations.
Suggested Deadline Date:	25 Jul 2014
Standard:	Alliance Standard Part 17 Section 13.7.2 Cutting tables.