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Survey Report - Risk Inspection

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Participant: Falcon Abrasives (Pvt) Limited
Location: Plot # 36, Sec 26, Korangi Industrial Area, Karachi.
Reason for Visit: The purpose of the visit was to find out potential hazards attached with the risk and to suggest suitable recommendations for improvements.
Survey Requested: 23.Aug.2023
Surveyor Attended: 24.Aug.2023 and subsequently
Surveyed By: Engr. Muhammad Faizan Shaikh
Person(s) met with: Mr. Muhammad Yousuf Siddiq: Manager Accounts & Admin
Proposed Coverage: Building, Plant & Machinery and Stocks
Risk Covered: Fire & Allied Perils

Scope of Survey

The purpose of the visit was to find out potential hazards attached with the risk and to suggest suitable recommendations for improvements.

Company Profile

Falcon Abrasives (Pvt) Ltd is a joint venture company, aimed to produce quality Abrasive Products with the help of high level of skilled faculty and workers. The aim is to produce high quality standard Abrasive Products due to its excellent geographic location and modern manufacturing plant. The company produces Abrasive Sheets (Cloth and Paper Back) commonly known as Emery Cloth and Sanding Paper & Vulcanized Fiber Disc and Belts, at an industrial volume. These Products are generally used to provide smooth finishing of metal, wood, glass, concrete and various stones before paint and polish.

Description of Premises

The Surrounding exposure of the factory situated at Plot # 36, Sec 26, Korangi Industrial Area, Karachi as follows:

North/West: Factory
West/South: Service Road
South / East: Street
East/ North: Factory

As no building is directly attached with the factory buildings, surrounding exposure is termed as Low.



Geo Coordinates

The google coordinates are 24°50'56.2"N 67°10'47.0"E. A Google Earth image of the factory is as under.



Construction:

The covered area of the factory were approximately 50,000 Sqft. The factory comprised total of 3 buildings i.e., Plant building, Office building, and one abandoned Building. The Plant and Office Building comprises of Ground + 1st Floor while abandoned building only had ground floor. Construction standard of the all over factory building was Class-I i.e. RCC frame roof provided with bricks plastered walls and cemented floor except office floor which had marble/tiles installed. All over the plinth level of the building was same as ground level.

The Plant Machinery was installed on the ground floor inside the Plant & Machinery Building and first floor is used as Packaging area. The office building had store/storage section on its ground floor which had RCC constructed shed-type roof and the first floor is utilized as office area. The RCC roof plaster of Packaging store areas were found peeled off from various places.

The factory also had a workshop, with asbestos sheets shed mainly used for preparing resins for abrasives.

Stock

Details provided list attached as **Annex-A**.

Electricity

The factory main source of power supply is from K-Electric. The LT switchgears are installed in the Plant building to safely distribute electricity to all buildings. No standby Diesel/Gas generator was found in the factory. Some electrical connections were found open and overall not maintained properly.

Machinery

Details provided list attached as **Annex-B**.

Utilities

Water Storage

Overhead and underground tanks available. Capacity of overhead tank(s) approx. 30,000 Gallons and underground tank(s) capacity was about 50,000 Gallons.



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Electrical Wiring

Electrical wiring was found open / in conduit; however open/loose electrical wiring was also observed at few sections.

Fire Protection

Nearest Fire-brigade Station

Nearest fire brigade station is located at Sector 26 Korangi Industrial Area, which is about 3 to 5-Km away from the factory. Estimated response time would be around 05-10 minutes.

Fire Extinguishers

Yes, installed. Most of the fire extinguishers were found expired. The details of fixed & portable firefighting appliances department wise as follows.

Hydrant System

Not installed.

Smoke detectors

Not installed.

Emergency Light

Not installed.

"No Smoking" Policy

Smoking was banned inside the premises. "No smoking" signage were present in the plant building.

Security Arrangements

The factory guarded is round the clock. 2 guards deployed at the primary entrance.

CCTV Cameras

Not installed.

Assessment of Perils

Fire:	Moderate
Explosion:	Moderate
Windstorm:	Moderate for Class-I construction
Rainfall:	Plinth level of the building is same as ground level.
Flood:	High
Escape of Water:	The likelihood of any significant damage by an escape of water is moderate but cannot be ruled out in case of firefighting by fire brigade
Impact:	Moderate full access is provided to commercial vehicle inside the building for loading/unloading of stock.
Aircraft:	Low
Earthquake:	Moderate
Lightning:	Low
Riot or Civil Commotion:	Low
Theft/Burglary	Low
Terrorism:	Low



Risk Rating

***Points:**

Excellent (5), Good (4), Average (3), Poor (2), Unacceptable (1)

Risk Criteria	Range	Rated	Risk Rating
Storage Condition	1-5	3	Average
Housekeeping	1-5	3	Average
Construction	1-5	3	Average
Fire Protection	1-5	3	Average
Security	1-5	4	Good

Observations & Recommendations

- Overall condition of building was fair; however, the RCC roof plaster of Packaging Area and Store Area was found peeled off from various places.
- Security cameras should be installed with proper search lights covering all sides of factory. Also, CCTV cameras should be installed in the plant building.
- There should be at least three fire extinguishers in each corridor of each floor of the building. Also, fire extinguishers should be installed at workshop area.
- All fire extinguishers were found expired. The expiry / pressure of the fire extinguishers should be regularly checked and any corroded fire extinguishers should be immediately replaced by a new one. Recharging to be done on an annual basis.
- All electrical cables and wiring should be checked regularly. All switches, plugs and plug points should be well mounted. Loose wiring and wire spools / rolls should be avoided.
- The exit must be clear of any obstruction from inside and outside.
- Due to cross ventilation there is always a risk that the fire might spread at a fast pace; hence it is necessary that all the building/Departments should have smoke detectors to avoid the risk of spreading of fire at the initial stage.
- There should be at least two trolley based CO2 / foam tanks near the storage area.
- A strict No Smoking rule should be put in place and made sure it is adhered and No Smoking sign should be displayed at different locations of the premises.
- Fire Alarms / manual call points should be installed at the premises and storage sections.
- All open/loose electric connections/appliances should be removed and distribution boards cover should be closed in storage area.
- It is made sure that sufficient water is stored all the time for any time use.
- Fire buckets filled with sand / water should be hanged near the entrance in case of emergency.
- Housing keeping and stock storage must be properly arranged to avoid spread of fire and blockage of excess towards firefighting equipment.

The above inspection was carefully carried out to the best of our ability and our responsibility is limited to an exercise of reasonable care. This report represents our findings on the date and at the place stated and is issued without prejudice to the rights of whomsoever concerned. It does not intend to relieve any party from its legal &/or contractual obligations. All relating documents that were provided to us will be preserved for 03 years from this day. Neither the whole nor any part of the report nor any reference thereto may be included in any published document or statement nor published in any way without our written approval of the form & context in which it will appear.

Yasin Saeed

