

# INITIAL FIRE SAFETY INSPECTION REPORT

**Factory Name: Cottonex Fashions Limited**

**RSC ID: 24906**

**Plot No. 12 & 13, Kalurghat Heavy Industrial Area, Mohara, Chandgaon, Chattogram-4208, Bangladesh**

GPS Coordinates: 22.384306, 91.869389

**Other Factories: N/A**



**Inspected By: Md. Golam Kibria**

**Date: 19th October, 2023**

# Fire Safety Inspection Report

**Factory Name: Cottonex Fashions Limited**

**Factory Address: Plot No. 12 & 13, Kalurghat Heavy Industrial Area, Mohara, Chandgaon, Chattogram-4208, Bangladesh**

## Introduction:

**Cottonex Fashions Limited** complex was surveyed for fire safety on 19/10/2023 by The RSC Inspection Team. The purpose of the survey was to identify significant fire safety issues and to provide recommendations for remediation based on applicable standards specified by the RSC. The scope of this initial fire safety inspection was limited to the review and identification of major fire safety issues. The inspection did not include identification of minor deficiencies, which will be further addressed as part of follow-up inspections.

## Limitations

The information in this fire safety inspection report was obtained during a visit to the facility and during interviews with local factory management. It has not been possible to provide independent verification for all the information and data collected, and, therefore, The RSC cannot accept general responsibility for omissions or errors arising from inaccuracies in this report from the information obtained.

The findings and recommendations in this report are not intended to imply, guarantee, ensure or warrant compliance with any government regulations. Additionally, the results do not imply in any way that compliance with the findings or recommendations as stated in this report will eliminate all hazards, risks or exposures or that hazards, risks or exposures not referred to in this report do not exist. Compliance with the findings and recommendations stated in this report does not relieve the factory owner from obligation to comply with specific project requirements, industry standards, or the provisions of any local government regulations.

## General Factory Information

### Factory Building name(s):

Factory Building name(s): There are total 3 structures in the factory compound under this RSC ID. The buildings are as below:

- 1. Production Building:** 9 Storied RCC building with partially occupied roof as prayer room. Approved from CDA on January, 2018, Construction started-Feb/2017 and ended-Nov/2019. Occupied-May/2019. Total Floor area: 8,110 sqm. Per typical floor area 882.57 sqm.
- 2. Utility Building:** 2 Storied RCC building. Approved from CDA on January, 2018, Construction started-May/2018 and ended-Apr/2019. Occupied-May/2019. Total Floor area: 464.5 sqm. Per typical floor area 232.25 sqm.
- 3. Security Office:** Single Storied RCC building. Construction started-Nov/2018 and ended-Apr/2019. Occupied-May/2019. Total Floor area: 15.97 sqm.

### Points of contact:

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## Findings & Recommendations :

Table 1 summarize the fire safety non-compliant issues identified during the inspection. Recommendations have been provided to address each issue with specific remediation timeline. An implementation schedule shall be developed by the factory to remediate each of the findings. The specific timing of improvements, including any requested extensions due to design / installation constraints, shall be submitted to the RSC for review.

**Table-1:**

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Fire Rated Construction	The exit stairs are not separated from work areas, other spaces on each floor by fire-rated construction and opening protective. Unsealed penetration is found from utility area to stair inclosure at utility building.	Provide minimum 2-hr fire rated construction and Seal all unprotected openings to separate the exit stairs from work areas and other spaces on all floor levels by 90 minutes for 2 hr construction. Ensure that the fire rated doors are self-closing and positive latching and that they are provided with fire exit (panic) hardware. If fire rated doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system.	Within 3 months






F-2	Fire Rated Construction	Floors to floor penetration due to PVC pipe in toiler area, BBT and Cable riser are not properly separated by fire rated construction at all floor.	Seal all penetrations and openings in floor/ceiling assemblies by a listed through-penetration fire stop system tested in accordance with ASTM E814 or approved alternative standard to maintain minimum 3-hr. fire resistance rating. Installation shall be as per manufacturer published installation guideline and the certification authority guideline to ensure the firerating. or, Provide a minimum 2-hr fire rated shaft to separate the penetrations/openings from each floor if required.	Within 6 months
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F-3	Fire Rated Construction	Elevator shafts are directly open into the inside of production floor which is not separated by fire rated doors. Also no credible documents of lift doors were found during the inspection.	Elevator shaft shall be separated from production area by 2 hours fire rated construction and opening protective.	Within 6 months
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F-4	Fire Rated Construction	Storage discharges directly into the exit stair discharge at both the stairs on ground floor.	Openings from exit enclosure to storage room, generator and transformer spaces shall be provided with a vestibule with fire rated construction and openings.	Within 4 months
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<p>F-5</p>	<p>Fire Rated Construction</p>	<p>Dining area (E4) at 4th, 5th and 6th floors are not separated by fire rated construction and opening protective from adjacent production areas. And also the exits are not leaded directly to the exit stairwell or corridor.</p>	<p>Dining area(E4) need to be separated from production area by 3-hr. fire rated construction and opening protective. Provide required exits that lead directly to the street or exit stairwell or leading to a corridor or open space.</p>	<p>Within 3 months</p>



F-6	Egress Lighting	Exit signs are not provided at few exits during the inspection. Also, directional signs are not provided where direction of the path of travel to an exit has changed.	Lighted exit signs shall be placed at entrance to an exit. Additional directional exit signs shall be placed throughout the facility anywhere the continuation of the egress is not obvious. Lighted exit signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated.	Within 1 month
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F-7	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes.	Test the emergency lighting system on each floor and provide additional emergency fixtures to provide adequate illumination along the means of egress. Provide a minimum illumination of 10 lux at the floor level within exit stairs and exit discharge paths and minimum 2.5 lux along exit access aisles.	Within 1 month
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F-8	Egress Lighting	Manual on-off switch is found for emergency lighting / exit signage units which is not as per standard.	Remove manual on/off switches from emergency lighting / exit signage units to prevent them from being switched off.	Within 1 month
F-9	Egress Lighting ITM	Inspection, testing, and maintenance for the emergency lighting system were not in accordance with The RSC Technical Guidelines (Standard).	Inspect, test and maintain the emergency lighting system in the accordance with The RSC Technical Guidelines (Standard) and keep written records on-site.	Within 3 months

F-10	Fire Alarm & Detection system	Automatic fire alarm and detection system installation complete which requires detailed review to confirm compliance with NFPA 72 and The RSC Technical Guidelines (Standard).	Submit the fire alarm system design to RSC for review. Once the design is reviewed, install and modify the fire detection and alarm system throughout the buildings in accordance with review comment, Accord/ RSC Technical Guidelines (Standard) and NFPA 72. After installation the owner shall conduct internal testing and commissioning and then contact the RSC for witness of final acceptance testing. Also inspect, test and maintain the fire alarm system, and keep written records on-site, in accordance with Table-14.3.1 of NFPA 72.	Design Review within 2 months and installation within 4 months
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F-11	ITM of Fire Alarm & Detection system	Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72 and The RSC Technical Guidelines (Standard).	Inspect, test and maintain the fire alarm system and keep written records on-site, in accordance with NFPA 72 and The RSC Technical Guidelines (Standard) and keep written records on-site	Within 1 month (after installation)
F-12	Fire Protection System (Standpipe and Sprinkler)	Standpipe and sprinkler system installation require detailed review to confirm compliance with NFPA 13, 14, 20 and RSC Technical Guideline (Standard).	Submit the standpipe system drawing to RSC for review. Once reviewed, install or modify the standpipe system throughout the building in accordance with RSC Technical Guideline (Standard) and NFPA 13, 14, 20,22 and 24. After installation the owner shall contact the RSC for witness of conducting the final acceptance testing of the standpipe and sprinkler system.	Design Review within 2 months and installation within 4 months.



F-13	Fire Protection System (ITM of fire pump)	Inspection, testing, and maintenance for the fire pump is not in accordance with NFPA 20, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the fire pump in accordance with NFPA 20, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 Month (after installation)
F-14	Fire Protection System(ITM of Standpipe)	Inspection, testing, and maintenance for the Standpipe system is not in accordance with NFPA 14, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the standpipe system in accordance with NFPA 14, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 Month (after installation)
F-15	Fire Protection System (ITM of Sprinkler)	Inspection, testing, and maintenance for the Sprinkler system is not in accordance with NFPA 13, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the standpipe system in accordance with NFPA 13, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 Month (after installation)

F-16	ITM of Fire Extinguishers	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10.	Inspect, test and maintain the portable fire extinguishers and keep written records onsite, in accordance with NFPA 10 and The RSC Technical Guidelines (Standard).	Within 3 months
F-17	Means of egress	Handrails are not provided at both sides in the exit stair at utility building.	Provide handrails on both sides of the exit stair. New handrails shall have a minimum height of 865 mm (34 in.) and a maximum height of 965 mm (38 in.) as measured from the leading edge of the tread.	Within 3 months



F-18	Means of egress	The stairs serving the utility building have a width less than the required minimum of 1.5 meter (60 inches).	Stairs shall have a minimum width of 1.5 m (60 in.)	Within 6 months
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F-19	Means of egress	The occupiable roof was not provided with an adequate guard rail.	All occupiable roofs shall be provided with parapets or guards with a minimum height of 1067 mm (42 in.)	Within 3 months
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F-20	Means of egress	Stair designation signs and occupant load signs are found missing at required locations.	Provide stair designation sign and occupant load at each floor entrance from the stair to the floor in English and Bengali. Signs shall indicate the name of the stair and the floor level. Signs shall be posted adjacent to the door.	Within 3 months
F-21	Means of egress	Width of aisles is less than 0.9m (36-in.) at few floors and few aisles are not marked properly.	Aisles shall be provided with a minimum unobstructed clear-width of 0.9 m (36 in.).	Within 3 months



F-22	Means of egress	Exit stairs serve more than 5 stories and do not have required re-entry provisions as per standard.	Every door in a stair enclosure serving more than 5 stories shall be provided with re-entry unless it meets RSC standard 6.8.3.1.	Within 1 month
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