

# INITIAL FIRE SAFETY INSPECTION REPORT

**Kaixi Fashion Bangladesh Co Ltd**

**RSC ID: 24510**

**FS SFB 2 Dhaka EPZ (OLD ZONE), Ashulia, Savar, Dhaka- 1349, Bangladesh**

Geographical Coordinates of factory building: 23.9521950, 90.2725070

**Other Factories: None**



**Inspected By: Dilip Kumar Mondal and Kazi Raian Mahmood**

**Date: 15 November-2023**

# Fire Safety Inspection Report

Kaixi Fashion Bangladesh Co Ltd

## Introduction:

**Kaixi Fashion Bangladesh Co Ltd.** Complex was surveyed for fire safety on 15 November 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):** There are total 6 structures in the premises under this ID. Those are :

**1. Main Building (G+3) Four Storied:**

Design Approved by BEPZA 01 February 2022 ( after modification)

Construction Period Existing ( June 1995 to June 1996).

Total area of the building-1: 11200 sqm.(per floor: 2800 sqm)

**2. Utility Shed- Generator:**

Construction Period Interim.A33

Total area of the shed: 162 sqm.

**3. Security & Fire Command Shed:A33**

Construction Period Interim.

Total area of the shed: 31.41 sqm.

**4. Fire Hydrant Shed:**

Construction Period Interim.

Total area of the shed: 123 sqm.

**5. Storage Shed:**

Construction Period New.

Total area of the shed: 500 sqm.

**6. Canteen Shed:**

Construction Period New.

Total area of the shed: 230 sqm.

**Factory Address:** FS SFB 2 Dhaka EPZ (OLD ZONE), Ashulia, Savar, Dhaka- 1349, Bangladesh.

**Table-1: Finding & recommendation**

| Sl No.                                                                                                                                                                                                                                                                                                                                                                                   | Category                | Findings                                                                                  | Required Action                                                                                                                                                                                                                                 | Remediation Time Frame |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| F-1                                                                                                                                                                                                                                                                                                                                                                                      | Fire Rated Construction | Middle stair was not discharged directly to the exterior of the building on ground floor. | Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or provide direct access to grade. Exit discharge shall not reenter a building in accordance with RSC Technical Guideline (Standard)-6.17. | Within 3 months        |
|  <p>The table includes three photographs documenting the finding. The first photo shows a hallway with a staircase and a red fire alarm pull station. The second photo shows a staircase with a red fire alarm pull station. The third photo shows a staircase with a red fire alarm pull station.</p> |                         |                                                                                           |                                                                                                                                                                                                                                                 |                        |

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| F-2 | Fire Rated Construction | <p>The ramp is not separated from production floors on each floor by fire rated construction.<br/> <b>Location:</b> Main Building.</p> | <p>Stair/ramp shall be enclosed with a minimum 2-hr fire-rated construction. Seal all unprotected openings and provide minimum 1.5-hr. fire rated doors to separate the exit stairs from work areas and other building spaces on all floor levels. Ensure that the fire doors are self-closing, positive latching and that they are provided with fire exit (panic) hardware where serving production floors.</p> <p>Provide a fire-resistive rated assembly between the exterior exit stairs and the building up to 10 ft. beyond the end of the stair to achieve the required separation. The rated assembly shall be approved and/or designed by a qualified fire protection engineer.</p> <p>Ensure that the fire doors are self-closing and positive latching and that they are provided with fire exit (panic) hardware where serving production floors. If fire doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system.</p> | Within 3 month |
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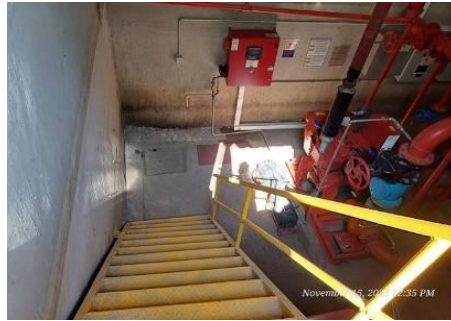
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| F-3                                                                                | Fire Rated Construction | Room used for combustible storage are not properly separated by fire rated construction.<br>Location: Ground floor and dinning area. | Openings from exit enclosure to storage room, generator and hazard spaces shall be provided with a vestibule with fire rated construction and openings. Provide a 1.5 hr. fire rated door on the exit stair side and a 1-hr. fire rated door on the store, generator, substation room side. Ensure that the fire rating of the vestibule construction matches that of the exit stair enclosure. | Within 3 months |
|  |                         |                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                 |                 |
| F-4                                                                                | Fire-Rated Construction | The exit discharge path from stair-3 is not separated from the storage shed ( beside pump room) on ground floor.                     | Seal all penetrations and openings to the interior of the building along the discharge path, up to a height of 10 ft, to provide a minimum 1-hr fire separation. Alternatively, provide a second remote discharge path to the public way (only include this if feasible).                                                                                                                       | Within 3 Months |



|                                                                                    |                                                                                     |                                                                                                       |                                                                                                                                                                                                                                                                                                                                    |                 |
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|   |   |                    |                                                                                                                                                                                                                                                                                                                                    |                 |
| F-5                                                                                | Fire-Rated Construction                                                             | Daycare is located exceed 30 ft. along with not direct access to the exit enclosures on ground floor. | 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) or may be located one story above the level of exit discharge where direct access to an exit enclosure is provided in accordance with RSC Technical Guideline (Standard)-3.4.2.1.1 | Within 3 months |
|  |  |                   |                                                                                                                                                                                                                                                                                                                                    |                 |

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| F-6                                                                                | Fire Rated Construction | <p>Areas used (<b>in-process storage</b>) for combustible materials are open to the surrounding occupancy.</p> <p><b>Location:</b> All floors.</p> | <p>Provide defined storage areas and limit the storage arrangement as follows:-</p> <ol style="list-style-type: none"> <li>1. General Condition: Maximum height of 2.4m and maximum area of 23m<sup>2</sup>. Separate areas of unenclosed combustible storage by a minimum clear distance of 3m.</li> <li>2. If sprinkler protected: maximum height of 3.66m and maximum area of 93m<sup>2</sup>. Separate areas of unenclosed combustible storage by a minimum clear distance of 3m.<br/>or</li> <li>3. Enclose the storage area from the surrounding occupancy with a minimum 1 hour construction.</li> </ol> | Within 3 months |
|  |                         |                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |
| F-7                                                                                | Fire-Rated Construction | The fire pump room are not provided with adequate fire separation.                                                                                 | Provide fire pump room with 2 hr. rated fire separation when not sprinklered and 1 hr. rated fire separation when provided with automatic sprinklers, in accordance with NFPA 20.                                                                                                                                                                                                                                                                                                                                                                                                                               | Within 3 Month  |





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| F-8 | Fire-Rated Construction | Penetrations through floor/ceiling assemblies are found unsealed for several location. | Seal all penetrations and openings in floor/ceiling (full thickness of the floor/ceiling: minimum 3 hr.) assemblies by third-party certified fire rated materials to maintain the fire resistance rating. or, Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required. | Within 3 months |
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| F-9 | Means of Egress | Parapets or guards are provided in occupied roof which is less than 1067mm (42 inch.). | Provide parapets or guards with a minimum height of 1067mm (42 inch.). | Within 3 months |
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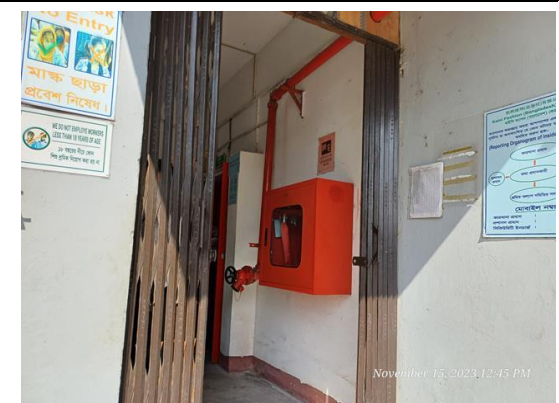
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| F-10                                                                                                                                                                                                                                                                     | Means of Egress | Aisles are not provide with a minimum unobstructed clear with of 36 in. most of the floors. | Aisles shall be provided with a minimum unobstructed clear- with of 0.9m (36 in). | Within 1 Month |
| <div>    </div> |                 |                                                                                             |                                                                                   |                |

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| F-11                                                                               | Mean of Egress | Mean of Egress doors with locking features are provided along egress routes. Egress gates with locking features are provided at building exits and exit discharge. | Remove locking features from all egress doors and gates. If locks are required for security reasons, utilize special door locking features complying with NFPA 101.                           | Immediately |
|  |                |                                                                                                                                                                    |                                                                                                                                                                                               |             |
| F-12                                                                               | Mean of Egress | Maximum allowable occupant load according to the exit capacity for 2nd and 3rd floors are 574 where existing occupant load was respectively found 818 and 704.     | Occupant load needs to be reduced immediately to not more than exit capacity (maximum 574 occupants each floor) on the 2nd and 3rd floors. Or provide additional exits to meet exit capacity. | Immediately |



| KAIXI FASHION BANGLADESH CO. LTD |                   |      |     |            |             |         |
|----------------------------------|-------------------|------|-----|------------|-------------|---------|
| FABRIK-107C, Mirpur, Dhaka-1216  |                   |      |     |            |             |         |
| Main power Report on 13 Nov 2023 |                   |      |     |            |             |         |
| No.                              | Item              | Unit | Qty | Unit Price | Total Price | Remarks |
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| F-13 | Mean of Egress | Collapsible and sliding doors are provided at building exits, exit stair and along egress routes. | Replace all collapsible and sliding doors along the means of egress with side-hinged, swinging egress doors. If locks are required for security reasons, utilize special door locking features complying with NFPA 101. | Within 1 month |
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| F-14                                                                                | Mean of Egress | Storage was located in the egress path and stairs most of the floor, ramp and below staircase.                                            | Remove storage from the exit stairs and egress path                | Immediately    |
|   |                |                                                                                                                                           |                                                                    |                |
| F-15                                                                                | Mean of Egress | Exit stair door/egress door serving 50 or more occupants does not swing in the direction of egress travel.<br><b>Location:</b> 2nd floor. | Modify the egress door to swing in the direction of egress travel. | Within 1 month |
|  |                |                                                                                                                                           |                                                                    |                |



|                                                                                     |                 |                                                                                                                                                            |                                                                                                                                                                                                                                                                                                              |                |
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| F-16                                                                                | Mean of Egress  | Building did not have occupant load signs at the required locations.                                                                                       | Provide stair designation signs and occupant load signs at the required locations.                                                                                                                                                                                                                           | Within 1 Month |
| F-17                                                                                | Egress Lighting | Illuminated directional signs are not provided where direction of the path of travel to an exit has changed.<br><b>Location:</b> several floors.           | Illuminated directional signs shall be provided where there is a change in the direction for the path of travel and the direction to an exit is not obvious.                                                                                                                                                 | Within 1 month |
| F-18                                                                                | Egress Lighting | Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: all floors. | 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-19                                                                               | Egress lighting(ITM)                 | Inspection, testing, and maintenance for the exit sign and emergency lighting system was not in accordance with The RSC standard.                        | Inspect, test and maintain the exit sign and emergency lighting system in the accordance with The RSC standard. Keep written records on-site. | Within 3 months                                       |
| F-20                                                                               | Fire Detection & Alarm System        | The fire detection system is antiquated, not a listed system, and does not provide alarm and notification features consistent with acceptable standards. | Replace the fire detection system with a new, listed addressable fire detection system in accordance with NFPA 72.                            | Design within 3 months and installation with 6 months |
|  |                                      |                                                                                                                                                          |                                                                                                                                               |                                                       |
| F-21                                                                               | Fire Detection System ( ITM of FADS) | Inspection, testing, and maintenance for the fire alarm system is not in accordance with NFPA 72.                                                        | Inspect, test and maintain the fire alarm system and keep written records on-site, in accordance with Table-14.3.1 of NFPA 72.                | Within 1 month after installation.                    |

|                                                                                    |                                             |                                                                                                                                                  |                                                                                                                                                                |                                                       |
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| F-22                                                                               | Fire Protection                             | The existing building has an occupied floor greater than 10 meter (33 feet) and is not provided with standpipe system.                           | Provide Class-III or Class-1 & II standpipe system & fire department connection throughout the building in accordance with NFPA 14, 20,22 and 24.              | Design within 4 months and installation with 9 months |
|  |                                             |                                                                                                                                                  |                                                                                                                                                                |                                                       |
| F-23                                                                               | Fire Protection System(ITM of standpipe)    | Inspection, testing, and maintenance for the fire pump and standpipe system is not in accordance with NFPA 14, 20 and 25 or as per RSC standard. | Inspect, test and maintain the fire pump and standpipe system, and keep written records on-site, in accordance with NFPA 14, 20 and 25 or as per RSC standard. | Within 1 month after installation.                    |
| F-24                                                                               | Fire Protection System(ITM of Extinguisher) | Inspection, testing, and maintenance of the extinguisher system is not in accordance with NFPA 10 or as per RSC standard.                        | Inspect, test and maintain the extinguisher system, and keep written records on-site, in accordance with NFPA 10 or as per RSC standard.                       | Within 1 month                                        |