

INITIAL FIRE SAFETY INSPECTION REPORT

Eslite Garments (Bangladesh) Co., Ltd.

RSC ID: 24836

Factory Address: Holding # 1125, Jamirdia, Habirbari, Bhaluka, Mymensingh.

Other Factories: None



Inspected By: Nainin Nowrose & Mahbub Alam

Date: 06 December 2023

Fire Safety Inspection Report

Eslite Garments (Bangladesh) Co., Ltd.

Introduction:

Eslite Garments (Bangladesh) Co., Ltd. complex was surveyed for fire safety on **06 Dec 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 five (05) structures in the premises under this ID-24836. They are :

1. Factory Building, 6 storied (G+5): RCC Building

Construction: Nov, 2017 to Jun 2021 & Occupied: Dec 2021

Construction approved by LGED, Bhaluka, Mymensingh on 10 Nov 2016

Construction Period: Interim.

Per Floor area: 2884 sqm (approx.)

2. Dormitory Building, 3 storied RCC (G+2):

Occupiable height-23 ft 6 in

Construction: Jun, 2019 to Jun 2021 & Occupied: Dec 2021

Construction Period: Interim.

Per Floor area: 600 sqm (approx.)

3. Utility Building (2 Storied RCC) (G+1):

Construction: Jun, 2019 to Jun 2021 & Occupied: Dec 2021

Construction Period: Interim.

Per Floor area: 162 sqm (approx.)

4. Security Building, (Single story, RCC):

Construction: Mar, 2022 to Jun, 2022 & Occupied: Dec 2022

Construction Period: New

Total floor area: 20.16 sqm (approx.).

5. Canteen Shed (Single storied Steel shed):

Construction: Jun, 2019 to Sep, 2021 & Occupied: Dec, 2021

Construction Period: Interim.

Total area of the shed: 153.85 sqm (approx.).

Height of the shed: 14 ft 6 in

Findings & Recommendations :

Table 1 summarizes the major fire safety issues identified during the inspection. Recommendations have been provided to address each issue. 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 stair enclosures are not separated from work areas, utility area, sleeping areas and other spaces. Location: Factory Building, Dormitory Building & Utility Building	Provide minimum 2-hr rated fire wall and 1.5-hr fire rated doors for buildings that are 4 or more stories and minimum 1-hr rated fire wall and 0.75-hr fire rated doors for buildings that are less than 4 stories. Seal all unprotected openings to separate the exit stairs from work areas and other building spaces on all floor levels. 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.	Within 3 months



F-2	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location: Factory Building.	Provide defined storage areas and limit the storage arrangement as follows: - Maximum height of 2.45m (8ft.) , maximum area of 23m2 (250 ft2) and 3m (10ft.) clear distance from adjacent another unenclosed combustible storage. - If the building/floor is sprinkler protected: maximum height of 3.66m (12ft.) and maximum area of 93m2 (1000 ft2). - In-process storage shall not exceed 10 percent of the building area of the story in which they occur. Separate areas of unenclosed combustible storage by a minimum clear distance of 3m.	Within 3 months
				

F-3	Fire Rated Construction	Room used for combustible storage are not separated by fire rated construction. Location: Ground floor of Factory Building.	Separate the dedicated storage rooms by minimum 1-hr fire-rated construction. Provide 0.75 hr. fire rated door and seal all penetrations and openings by 1 hr. fire rated barrier construction. Where separate storage rooms are not feasible, provide defined storage areas and limit the storage arrangement as follows: - Maximum height of 2.45m (8ft.) , maximum area of 23m² (250 ft²) and 3m (10ft.) clear distance from adjacent another unenclosed combustible storage. - If the building/floor is sprinkler protected: maximum height of 3.66m (12ft.) and maximum area of 93m² (1000 ft²). - In-process storage shall not exceed 10 percent of the building area of the story in which they occur. Separate areas of unenclosed combustible storage by a minimum clear distance of 3m.	Within 3 months
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F-4	Fire Rated Construction	Unsealed penetrations and openings are located in the fire rated floor/ceiling assemblies due to passing BBT riser and pvc toilet pipe.	Seal all penetrations and openings in floor/ceiling assemblies to maintain the fire separation at least by 3-hr. The used sealer shall be 3rd party certified and installation shall be as per manufacturer's guideline (Type-1 Construction). or, Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required (Type-1 Construction).	Within 3 months

				
F-5	Fire Rated Construction	Unsealed penetrations and openings are located in exit stair enclosures.	Seal all penetrations and openings in exit stair enclosure walls to maintain the fire separation.	Within 6 months
				

F-6	Fire Rated Construction	Elevator shafts are directly open into exit enclosure at Factory Building.	For interim construction, an exit stairway shall not be built around a lift shaft unless both of them are located in a smoke proof enclosure and made of a material with fire resistance rating required for the type of construction of smoke proof enclosure (As per 6.14.3 of RSC Technical Guidelines (Standard) V1.0). So, separate the stair enclosure from elevator shaft throughout the building. Recommended to follow "SUPPLEMENTARY PAPER ON REMEDIATION GUIDANCE ELEVATOR OR LIFT SHAFT OPENING IN EXIT ENCLOSURES" for remediation.	Within 3 months
				
F-7	Fire Rated Construction	Fire Pump Room was not separated from Compressor room.	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. In the case exterior it shall be 50 ft away from another occupancy.	Within 3 months

				
F-8	Fire Rated Construction	Generator Room was not separated from egress path.	Separate the generator room by a minimum 2-hr fire-rated construction. Seal and/or protect all openings to maintain the required fire separations. When located to the exterior of a building 3m (10 ft.) spatial distance shall be maintained around the generator. Ensure proper ventilation for the generator room.	Within 3 months
				

F-9	Fire Rated Construction	Boiler was not separated from production floor at 2nd floor, Factory Building.	Separate the boiler by a minimum 1-hr fire-rated construction. Seal and/or protect all openings to maintain the required fire separations. When located to the exterior of a building 3m (10 ft.) spatial distance shall be maintained around the boiler. Ensure proper ventilation for the boiler room.	Within 3 months
				
F-10	Fire Rated Construction	Hazardous materials / flammable liquid storage area is not separated by fire-rated construction. Location: Diesel store with canteen shed.	Hazardous materials / flammable liquid storage shall be in compliance and separated in accordance with BNBC 2006 Part 3 Section 2.13. Seal and/or protected all openings to maintain the required fire separations.	Within 3 months

				
F-11	Means of Egress	Adequate aisles not found in the Factory Building & Canteen Shed.	Provide minimum aisle widths of 36 inch with proper marking & update on evacuation map.	Within 1 month
				

F-12	Means of Egress	A single means of egress is provided at Utility Building.	Ground or basement story is allowed a maximum of 50 occupants and 23 m (75ft) travel distance. All other stories which houses utility or assembly occupancy require a minimum of 2 egress exits. Provide additional means of egress.	Within 3 months
				
F-13	Means of Egress	Electrical Db was found at exit stair enclosure.	Remove all electrical panel or board from exit stair.	Within 1 month

				
F-14	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
				

F-15	Means of Egress	Parapets or guards are not provided in occupied/occupiable balcony at 1st Floor North side Stair.	Provide parapets or guards with a minimum height of 1067mm (42 inch.).	Within 3 months
				
F-16	Means of Egress	Exit stair door is not swing in the direction of egress travel at Utility building.	Modify the egress door to swing in the direction of egress travel in a way that it does not swing over stair landing and does not reduce the exit width.	Within 1 month

				
F-17	Means of Egress	Building did not have stair designation signs and occupant load signs at required locations at all floors.	Provide stair designation signs and occupant load signs at required locations.	Within 1 month
F-18	ITM of Emergency Lighting	Inspection, testing and maintenance for the emergency lighting system was 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 1 month

F-19	Fire Alarm & Detection System (FADS)	The factory has installed Fire alarm and detection system which requires detailed review to confirm compliance with NFPA 72 and 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, 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/modification within 3 months
				

F-20	ITM of Fire Alarm & Detection System (FADS)	Inspection, testing, and maintenance for the fire detection system is not found in accordance with NFPA 72.	Inspect, test and maintain the fire detection system, and keep written records on-site, in accordance with NFPA 72.	Within 1 month after installation.
F-21	Fire Protection System (Standpipe)	The factory building has an occupied floor greater than 10 meter (33 feet) and installed a standpipe protection system which requires detailed review to confirm compliance with NFPA 14 & 20 and RSC Technical Guidelines (Standard).	Submit the proposed design of standpipe system to RSC in accordance with NFPA 14 & 20. Installation shall be as per the reviewed design with a listed Standpipe & Fire Pump System.	Design Review within 2 months and installation/modification within 3 months
				

F-22	ITM of Standpipe	Inspection, testing and maintenance of the standpipe system is not found in accordance with NFPA 25 or as per RSC Technical Guideline (Standard)..	Inspect, test and maintain the standpipe system and keep written records on-site, in accordance with NFPA 25 or as per RSC Technical Guideline (Standard)..	Within 1 Month after installation.
F-23	ITM of Fire Pump	Inspection, testing, and maintenance for the fire pump is not in accordance with NFPA 20 or as per RSC Technical Guideline (Standard).	Inspect, test and maintain the fire pump system and keep written records on-site, in accordance with NFPA 20 or as per RSC Technical Guideline (Standard).	Within 1 month after installation.
F-24	ITM of Extinguisher	Inspection, testing and maintenance of portable fire extinguishers is not found in accordance with NFPA 10.	Inspect, test and maintain the portable fire extinguishers and keep written records onsite, in accordance with NFPA 10.	Within 1 month after installation.