

INITIAL FIRE SAFETY INSPECTION REPORT

Bottoms Gallery (pvt) Ltd. (New Location)

RSC ID: 25053

ADDRESS: D-127/2 Teknogopara, Chandona, Bason, Gazipur-1702

Other Factories: None



Inspected By: Md. Anisuzzaman

Date: 12th February 2024

Fire Safety Inspection Report

Bottoms Gallery (pvt) Ltd. (New Location)

Introduction:

Bottoms Gallery (pvt) Ltd. (New Location); complex was surveyed for fire safety on **12/02/2024** 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 3 structure under this ID-25053 which are listed below:

1. Production Building, (Building-01), 7-Storied RCC Structure with basement(Construction: November -2017 to December-2022 & Occupied: June-2023. Total area= 12380 SQM, Design approved by Rajuk on date July 2017, Interim construction).
2. Utility Building, Building-02, Single storied RCC building(Construction: Jan-2022 to December-2022 & Occupied: Jun -2023. Total area=100 SQM, Design approved by Rajuk on date July 2017, Interim construction))
3. Utility Building, Building-03, Single storied RCC Structure(Construction: Jan-2022 to December-2022 & Occupied: Jun -2023. Total area=70 SQM, Design approved by Rajuk on date July 2017, Interim construction)

Factory Address: D-127/2 Teknogopara, Chandona, Bason, Gazipur-1702

Points of contact:

1. Name: Sariful Islam
Designation: General Manager(HR & compliance)
Contact No: 01977-049055
Email: compliance@spidergroupbd.com

2. Name: Md. Sukkur Khan
Designation: Asst. General Manager(Admin)
Contact No: 01977-080602
Email: sukkur@spidergroupbd.com

Findings & Recommendations :

Table 1-summarizes 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 approval

Table-1: Finding & recommendation

Sl No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Fire rated Construction	Unsealed penetrations and openings are located in the fire-rated floor/ceiling assemblies. Location: through cable riser & PVC pipe of toilet area of building01	Seal all penetrations and openings in floor/ceiling assemblies to maintain the fire separation at least by 3-hr. The used fire rated sealer shall be 3rd party certified and installation shall be as per manufacturer's datasheet. Or Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required.	Within 3 months
				

F-2	Fire rated construction	Dining area is a E3 occupancy more than 300 sitting arrangement, which is not permitted with G2 occupancies as per BNBC 2006 Table 3.2.1 Location: 3rd floor of the building01	The dining area (E3) is not permitted with moderate hazard occupancies (G2) following part 3, table 3.2.1 of BNBC-2006. Relocate the dining to or from this building to meet the requirement as per BNBC 2006, part 4 chapter 3 section 3.21.3 and part 3 of table 3.2.1	Within 3 months
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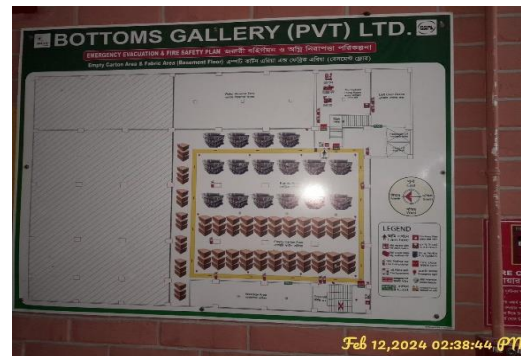

F-3	Fire rated construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location: 3rd & 4th floor of building-01	Provide defined storage areas and limit the storage arrangement as follows: Maximum height of 2.45 m and maximum area of 23 m² and is separated by a minimum 3.0 m (10ft) from other storage areas and they do not exceed 10 percent of the building area of the story in which they occur. If sprinkler protected, Maximum height 12 ft (3.66 m) and maximum area of 1000 ft² (93 m²) and separated by a at least 25 ft (7.62 m) from other storage areas and does not constitute more than 10 percent of the building area or 4000 ft² (372 m²) of the sprinklered area, whichever is greater. or, Enclose the storage area from the surrounding occupancy with a minimum 1 hour fire rated construction.	Within 3 months
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F-4	Fire Rated Construction	Room used for combustible storage are not properly fire separated by fire rated construction due to non- functional fire door. Location: Ground ,1st & 2nd floor	Provide dedicated storage rooms separated by minimum 1 hr. fire rated construction. Seal all unprotected openings and penetration. 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 3months
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F-5	Fire Rated Construction	Store room directly open into exit stair enclosure. Location: basement floor of building 01	Openings from exit enclosure to storage spaces shall be provided with a vestibule with fire rated construction as per RSC Technical Guideline (Standard) V1-6.14.3 . Provide a 1.5-hr. fire rated door on the exit stair side and a 1-hr. fire rated door on the storage room side. Ensure that the fire rating of the vestibule construction matches that of the exit stair enclosure.	Within 3 months
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F-6	Fire Rated Construction	Prayer room is not properly fire separated from other occupancy by fire rated construction. Location: 6th floor of building 01	Separate the Prayer area from production & other occupancies by minimum 3-hr fire rated construction. Provide rated exit passageways leading directly to the exit stairs with the same resistance rating. OR Relocated the prayer room.	3 months
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F-7	Fire Rated Construction	Generator, compressor, boiler & transformer are not properly separated due to non functional fire doors Location: Utility building	Separate the generator, boiler, compressor & transformer by minimum 2 hr. fire rated construction. Seal all unprotected openings and penetration. 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-8	Mean of Egress	The exit discharge path (Egress Court) was less than 10 ft wide and was not separated from the building interior. Location: North side of building 01	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 2-hr fire separation.	Within 3 months
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F-9	Mean of Egress	The exit stairs are not separated from [work areas, other spaces] on each floor by fire rated construction due to non functional fire doors. Location: Building01	The exit stair enclosure shall be provided with a minimum of 2- hr. fire resistance rating with 90 minutes opening protection. The clearance under the bottom of a fire door shall be a maximum of 19mm. 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. Once fire doors are installed, every door in a stair enclosure serving more than 5 stories shall be provided with re-entry unless it meets RSC Technical Guideline (Standard) V1 6.8.3.1.	Within 3 months
  				

F-10	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
				
F-11	Means of Egress	Building did not have stair designation signs & exit designation signs at required locations.	Provide stair designation sign & exit designation sign 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 1 month
F-12	Means of Egress	Common path of egress travel was more than 23 m in the ground & first floor of building 01	Reconfigure the egress arrangement to reduce the maximum common path of travel to not more than 23m. The common path of egress travel for Group H (storage) occupancies with not more than 30 occupants shall not exceed 30 m (100 ft).	2 months

				
F-13	Means of egress	Sliding/shutter type doors have provided along means of egress at first floor.	Replace all sliding/shutter type doors & gates by the side-hinged swinging type doors. If locks are required for security reasons, utilize special door locking features complying with NFPA 101.	1month
				

F-14	Means of egress	Width of exit stairs are less than 1.5 m (60 in.). Location: east side of basement floor	Provide exit stair minimum clear and unobstructed width of 1.5 m (60 in.) in accordance with RSC Technical guideline standard V1-6.5.6.2.1.	4 months
				
F-15	Means of Egress	Open guards intermediate rails or pattern is not as per standard for provided handrail of the exit stair.	Open guards shall have intermediate rails or pattern such that a sphere 200 mm (8 in.) in diameter cannot pass through any opening up to a height of 865 mm (34 in.)	Within 1 month
				

F-16	Mean of Egress	Updated fire evacuation maps is not posted at the entrance of all exit stair.	Update Fire evacuation maps shall be posted at the entrance to each exit stair.	Within 1 month
F-17	Egress lighting	Directional signs are not provided where direction of the path of travel to an exit has changed.	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 .	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 3 months
F-19	ITM(Egress lighting)	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.	1month

F-20	Fire Alarm & Detection System (FADS)	Addressable fire alarm & detection system installation requires detailed review to confirm compliance with NFPA 72 and RSC standard.	Submit design, documents and calculations to RSC for review prior and based on the review modify the system if there is any. After installation the owner shall contact the RSC for witness of conducting the final acceptance testing of the fire detection & alarm system installation. Also inspect, test and maintain the fire alarm system, and keep written records on-site, in accordance with NFPA 72.	Design Review within 1 month and modification within 3 months (If require).
				
F-21	Fire alarm & Detection System (ITM of FADS)	Inspection, testing, and maintenance for the fire alarm system is not in accordance with NFPA 72 or as per RSC standard.	Inspect, test and maintain the fire alarm system, and keep written records on-site, in accordance with NFPA 72 (Table-14.3.1) or as per RSC standard.	Within 1 Month after modification(If require).

F-22	Fire Protection System(Standpipe)	Standpipe system installation requires detailed review to confirm compliance with NFPA- 14 , 20 ,22 & 24 or as per RSC standard.	Submit the standpipe system drawing to RSC for review. Once the design is reviewed, install and modify the standpipe system throughout the building in accordance with review comment, RSC Standard and NFPA- 14,20,22 and 24. After installation the owner shall conduct internal testing and commissioning and then contact the RSC for witness of final acceptance testing.	Design Review within 1 month and modification within 3 months (If require).
 				
F-23	ITM of Protection System(SUPS)	Inspection, testing, and maintenance for the Standpipe system is not in accordance with NFPA 25 or as per RSC standard.	Inspect, test and maintain the standpipe system and keep written records on-site, in accordance with NFPA 25 or as per RSC standard.	Within 1 Month after modification(If require).

F-24	ITM of Protection System(SUPS)	Inspection, testing, and maintenance for the fire pump system is not in accordance with NFPA 25 or as per RSC standard.	Inspect, test and maintain the fire pump system and keep written records on-site, in accordance with NFPA 25 or as per RSC standard.	Within 1 Month after modification(If require).
F-25	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 3 months