

INITIAL FIRE SAFETY INSPECTION REPORT

Eusebio Sporting (Bangladesh) Limited

RSC ID: 11628

Plot # 38-47, 52-59, 59A, Sector - 03, KEPZ, North Patenga, Chattogram- 4204

GPS Coordinates: 22.278578, 91.794533

Other Factories: No.



Inspected By: Md. Golam Kibria and Md. Hasibur Rahman Abir

Date: 08-February-2024

Fire Safety Inspection Report

Factory Name: Eusebio Sporting (Bangladesh) Limited

Factory Address: Plot # 38-47, 52-59, 59A, Sector - 03, KEPZ, North Patenga, Chattogram- 4204

Introduction:

Eusebio Sporting (Bangladesh) Limited complex was surveyed for fire safety on **08-Feb-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: There are Sixteen (16) structures under this ID.

The name of the structures are

1. Building-1 (Main Building)
2. Building-2 (Day Care and Office Building)
3. Building-3 (Store and Dining Building)
4. Building-4
5. Building-5
6. Building-6 (Chemical Store)
7. Building-7 (Sub-station & Generator Room-1)
8. Building-8 (Sub-station & Generator Room-2)
9. Building-9 (Security Post)
10. Building-10 (Compressor Room- 1)
11. Building-11 (Compressor Room- 2)
12. Shed-1 (Production Shed)
13. Shed-2 (Fire Pump Room)
14. Shed-3 (Passageway-1)
15. Shed-4 (Passageway-2)
16. Shed-5 (Wastage Shed)

Description

1. Building-1 (Main Building): 5 Storied RCC building. Approved from BEPZA dated 13.05.2007, Construction started-Jan/2008 and ended-May/2009. Occupied-May/2009. Total Floor area: 19,927.79 sqm. Per typical floor area 4737.92 sqm., and 4th floor is 976.12 sqm.
2. Building-2 (Day Care and Office Building): 4 Storied RCC building. Approved from BEPZA dated 22.05.2009, Construction started-Jan/2014 and ended-Jun/2018. Occupied-Oct/2023. Total Floor area: 2,343.03 sqm. Per typical floor area 585.76 sqm. (each floor).
3. Building-3 (Store and Dining Building): 4 Storied RCC building. Approved from BEPZA dated 06.06.2012, Construction started-Jun/2012 and ended-Jun/2013. Occupied-Jun/2013. Total Floor area: 4,492.75 sqm. Per typical floor area 1,123.19 sqm. (each floor).
4. Building-4: 6 Storied RCC building. Approved from BEPZA dated 06.06.2012, Construction started-Jan/2014 and ended-Jun/2018. Occupied-Oct/2023. Total Floor area: 18,522.49 sqm. Per typical floor area is 3,294.42 sqm., and 5th floor is 2050.37 sqm.
5. Building-5: 4 Storied RCC building. Approved from BEPZA dated 24.04.2018, Construction started-Jul/2018 and ended-Dec/2019. Occupied-Oct/2023. Total Floor area: 12,394.55 sqm. Per typical floor area 3,098.51 sqm. (each floor).
6. Building-6 (Chemical Store): Single Storied RCC building. Approved from BEPZA dated 13.05.2007, Construction started-May/2007 and ended-Dec/2007. Occupied-Dec/2007. Total Floor area: 23.23 sqm.
7. Building-7 (Sub-station & Generator Room-1): Single Storied RCC building. Approved from BEPZA dated 13.05.2007, Construction started-Jan/2008 and ended-May/2009. Occupied-May/2009. Total Floor area: 132.16 sqm.
8. Building-8 (Sub-station & Generator Room-2): Single Storied RCC building. Approved from BEPZA dated 24.04.2018, Construction started-Jul/2018 and ended-Dec/2019. Occupied-Oct/2023. Total Floor area: 154.27 sqm.
9. Building-9 (Security Post): Single Storied RCC building. Approved from BEPZA dated 13.05.2007, Construction started-Jan/2008 and ended-May/2009. Occupied-May/2009. Total Floor area: 19.70 sqm.
10. Building-10 (Compressor Room- 1): Single Storied RCC building. Approved from BEPZA dated 13.05.2007, Construction started-Jan/2008 and ended-May/2009. Occupied-May/2009. Total Floor area: 47.40 sqm.

11. Building-11 (Compressor Room- 2): Single Storied RCC building. Approved from BEPZA dated 24.04.2018, Construction started-Jul/2018 and ended-Dec/2019. Occupied-Oct/2023. Total Floor area: 30.69 sqm.

12. Shed-1 (Production Shed): Single Storied prefab production shed. Approved from BEPZA dated 13.05.2007, Construction started-May/2007 and ended-Dec/2007. Occupied-Dec/2007. Total Floor area: 10,590.71 sqm. Ground floor is 8850 sqm. And mezzanine floor is 1740.70 sqm.

13. Shed-2 (Fire Pump Room): Single Storied steel shed. Approved from BEPZA dated 01.07.2013, Construction started-Jan/2017 and ended-Dec/2017. Occupied-Dec/2017. Total Floor area: 49.44 sqm.

14. Shed-3 (Passageway-1): Single Storied steel shed. Approved from BEPZA dated 01.07.2013, Construction started-Jan/2017 and ended-Dec/2017. Occupied-Dec/2017. Total Floor area: 342.10 sqm.

15. Shed-4 (Passageway-2): Single Storied steel shed. No permit drawing, Construction started-Jan/2017 and ended-Dec/2017. Occupied-Dec/2017. Total Floor area: 232.34 sqm.

16. Shed-5 (Wastage Store): Single Storied steel shed. No permit drawing, Construction started-Jan/2022 and ended-Feb/2022. Occupied-Feb/2022. Total Floor area: 185.87 sqm.

Points of contact:

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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-01	Fire Rated Construction	The exit stairs are not separated from other spaces due to unprotected openings and penetrations . Location: Building 1, Building 2, Building 3, Building 4, Building 5.	Stair 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. The clearance under the bottom of a door shall be a maximum of 3/4 in. (19 mm). Penetrations into and through an exit enclosure shall be prohibited with the exception of required exit doors, sprinkler piping, standpipes, electrical raceway for fire alarm equipment, and electrical conduit serving the exit enclosure. Ensure that the fire doors are self-closing, 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-02	Fire Rated Construction	Storage room/areas discharges directly into the exit stair enclosure at ground floor. Location: Building 3, Building 4.	Openings from exit enclosure to storage room, generator and transformer spaces shall be provided with a vestibule with fire rated construction and openings. The minimum width of a vestibule shall not be less than 1.1 m nor less than the width of the corridor leading to the vestibule. The minimum length of a vestibule in the direction of escape travel shall be 1.8 m.	Within 3 months
 				

F-03	Fire Rated Construction	Penetrations through floor/ceiling assemblies due to electric cable, PVC pipe are found unsealed. Location: Building 1, Building 4, and Building 5.	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's design criteria to ensure the required fire-rating. or, Provide a minimum 2-hr fire rated shaft to separate the penetration from each floor if required.	Within 3 months
 				

F-04	Fire Rated Construction	Elevator shafts open into the inside of production floor. Location: Building: 01, Building: 03, Building: 04, Building: 05	Elevator shaft shall be separated from production area by 2 hours fire rated construction. Provide a minimum 2-hr fire-rated shaft and 1.5-hr fire rated lift landing doors or 1.5-hr rated opening protection from each floor level and seal all penetrations in floor/ceiling assemblies to maintain the fire separation.	Within 3 months
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F-05	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancy/areas. Location: Shed: 01.	Rooms used for storage of combustible materials shall be separated from the surrounding occupancy with a minimum 1 hour construction.	Within 3 months
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F-06	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location: Building: 01 and Building: 04	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. or, 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) 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 construction.	Within 3 months
 				

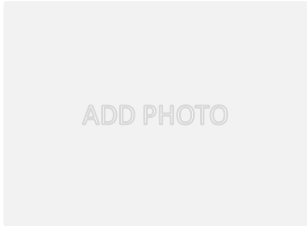
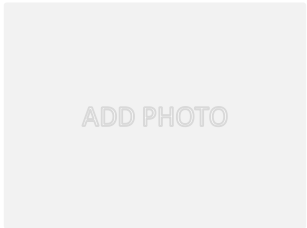
F-07	Fire Rated Construction	Exit capacity is not adequate for the occupant load on the 1st floor (building: 03), in addition, the dining area accommodates over 300 occupants and shares the same building & exit stairway with stores that do not meet the requirements outlined in BNBC 2006 table 3.2.1. Location: Building: 03	Limit the occupant load capacity to 300 or below. Or, Relocate the dining ensuring RSC Technical Guidelines (Standard) ¹ V1.0, section 6.4 and BNBC 2006, chapter 2 part 3, table 3.2.1 and chapter 3 part 4, section 3.21.3.	Immediately
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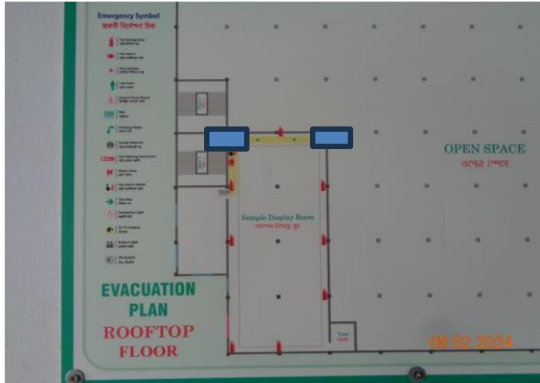
F-08	Means of Egress	Exit stair(s) is discharge the occupants inside the building. Location: Building: 01.	1. Modify stair to discharge directly outside. Or 2. Provide 2-hr fire-rated exit passageway leading directly outside (vestibules to separate any storage areas). Note: A maximum of 50 percent of the number and capacity of the exit enclosures can discharge through areas on the level of exit discharge where all the conditions described in RSC building standard 6.17.3 are met.	Within 3 months
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F-9	Means of Egress	The available clear width of the egress aisles were found less than 36 inch. Location: Building: 01, Building: 04 and Shed: 01.	Aisles shall be provided with a minimum unobstructed clear-width of 0.9 m (36 in.). The path of egress travel along a means of egress shall not be interrupted by any obstruction.	Within 3 months
		 		
F-10	Means of Egress	Common path of egress travel exceeds 75 feet. Location: Printing Section of Shed: 01	Reconfigure the egress arrangement to reduce the maximum common path of travel to not more than 23 m (75 ft).	Within 3 months
		 		

F-11	Means of Egress	No adequate guard is provided at the open sides of the means of egress. The existing guard is unstable, posing a falling hazard. Location: Mezzanine floor, Shed: 01.	Adequate Guards shall be provided at all open sides of means of egress that exceed 760 mm (30 in.) above the floor or finished ground below.	Within 3 months
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F-12	Means of Egress	The exit discharge paths serving the exit stair were less than 10 ft wide and were not separated from the building interior. Location: Stair 3 of Building: 04 (not separated from compressor room), Stair 1 of Building: 05.	Egress courts less than 3050 mm (10 ft) in width (as measured from the building and the adjacent property line) shall be provided with walls having a 1--hr fire resistance rated construction for a distance of 3050 mm (10 ft) above the floor of the court.	Within 3 months
				
F-13	Means of Egress	The stairs have a width less than the required minimum of 1.5 meter (60 inches). Location: Building: 04 & Building: 05.	Stairs shall have a minimum width of 1.5 m (60 in.). Landings with same width as the stair clear width shall be provided at each level and at intermediate landings.	Within 3 months
				

F-14	Means of Egress	Headroom clearance is found less than 6 feet 8 inches through means of egress due to exit sign. Location: Building: 01.	All means of egress shall have a minimum ceiling height of 2.3 m (7 ft 6 in.) with projections from the ceiling not less than 2.03 m (6 ft 8 in.)	Within 3 months
				
F-15	Means of Egress	The occupiable roof was not provided with an adequate parapets or guards. Location: Building: 05.	All occupiable roofs shall be provided with parapets or guards with a minimum height of 1067mm (42 in.).	Within 3 months
				

F-16	Means of Egress	The exit doors are not remotely located from each other such that a single fire event could compromise both exits. Location: Top floor (Display Room) of Building: 01.	Modify exit arrangement or provide additional exit and Ensure that the exit doors or means of egress openings are located a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exits or egress openings.	Within 3 months
 The image is a photograph of a printed evacuation plan for a rooftop floor. It shows a layout of a building with several rooms and corridors. Two exit doors are highlighted with blue rectangles. A yellow line indicates the path of egress from these doors. The plan is labeled 'EVACUATION PLAN ROOFTOP FLOOR' and 'OPEN SPACE'. There is also a date stamp '08-03-2024' at the bottom right.				
F-17	Means of Egress	Buildings did not have occupant load signs at required locations.	The occupant load shall be posted for every assembly and production floor in a facility in a conspicuous space near the main exit or exit access doorway for the space.	Within 2 months

F-18	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: Building: 01, Building: 03, Building: 04, Building: 05 and Shed: 01.	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 2 months
F-19	Egress Lighting	Directional signs are not provided where direction of the path of travel to an exit has changed. Location: Building: 01, Building: 03, Building: 04, Building: 05 and Shed: 01.	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 2 months
F-20	Egress Lighting	Exit signs were not provided at several exits and few exit signages were not illuminated during testing. Location: Building: 01, Building: 03, Building: 04, Building: 05 and Shed: 01.	Lighted exit signs shall be placed at entrance to an exit. Additional 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 2 months
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F-21	Egress Lighting	Manual on-off switch is provided for emergency lighting / exit signage units.	Remove manual on/off switches from emergency lighting / exit signage units to prevent them from being switched off.	Within 2 months
				
F-22	Inspection, Testing and Maintenance (ITM) of Emergency light and Exit Sign	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-23	Human Element Programmes	Fire drill are not performed as required.	Fire drills shall be conducted on a monthly basis as outlined in BNBC 2020 Part 4 Appendix A.	Within 3 months
F-24	Human Element Programmes	Fire evacuation maps is not posted at the entrance of all exit stair.	Fire evacuation maps shall be posted at the entrance to each exit stair.	Within 3 months

F-25	Fire Alarm & Detection System (FADS)	The factory has installed a fire alarm and detection system that requires a detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard). Location: All Structures.	Submit the fire alarm and detection system design to RSC for review. Once the design is reviewed, install and modify the fire detection and alarm system throughout the building 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.	Design within 2 month and modification/ installation with 4 months
 				
F-26	Inspection, Testing and Maintenance (ITM) of FADS.	Inspection, testing and maintenance for the fire detection and alarm system was not in accordance with standard.	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)

F-27	Fire Suppression System (SUPS)	The highest occupied floor of the main building is over 33 feet above grade, mandating class III standpipe. The factory has installed class III standpipe, requiring a detailed review to ensure compliance with NFPA 13, 14, 20, 22, and 24 and RSC Technical Guidelines (Standard). ass I standpipe. Location: Building: 01, Building: 2, Building: 03, Building: 04, Building: 05	Submit the fire Suppression System (fire pump, standpipe and sprinkler) design to RSC for review. Once the design is reviewed, install and modify the fire Suppression System throughout the building in accordance with review comment, RSC Technical Guidelines (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 within 2 month and modification/ installation with 4 months
 				
F-28	Inspection, Testing and Maintenance (ITM) of SUPS	Inspection, testing and maintenance of the fire pump system is not in accordance with NFPA 25.	Inspect, test and maintain the fire pump system and keep written records on-site, in accordance with NFPA 25 and RSC standards.	Within 1 Month (after installation)
F-29	Inspection, Testing and Maintenance (ITM) of SUPS	Inspection, testing and maintenance of the standpipe system is not in accordance with NFPA 25.	Inspect, test and maintain the standpipe system and keep written records on-site, in accordance with NFPA 25 and RSC standards.	Within 1 Month (after installation)

F-30	Inspection, Testing and Maintenance (ITM) of Fire Extinguisher	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 on- site, in accordance with NFPA 10 and RSC standards.	Within 1 Month (after installation)
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