

# INITIAL FIRE SAFETY INSPECTION REPORT

## Rowa Fashions Limited Unit-2

RSC ID: 25687

Hatiab, Post-BOF, Gazipur Sadar  
24.050368, 90.417196

Other Factories: N/A



Inspected By: Ahammad Kabir

Date: 02 September 2024

# Fire Safety Inspection Report

**Factory Name: Rowa Fashions Limited Unit-2**

## Introduction:

**Rowa Fashions Limited Unit-2** complex was surveyed for fire safety on 02 September 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):**

- 1. Main building (G+5)**
- 2. Child care building**
- 3. Security post**
- 4. Fire alarm control panel room**

**Factory Address:** Hatiab, Post-BOF, Gazipur Sadar


**Points of contact:**

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| <p>1. Name: Abdus Salam Sarker<br/>Designation: Deputy Managing Director<br/>Contact No: 01613384805<br/>Email: salam.sarker@rowa-bd.com</p> | <p>2. Name: Md. Manir Hossain<br/>Designation: AGM – (Admin, HR &amp; Compliance)<br/>Contact No: 01613384815<br/>Email: manirhossain@rowa-bd.com</p> |
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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 approval.

**Table-1:**

Sl No.	Category	Findings	Required Action	Remediation Time Frame
1	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 floor of main 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 construction barrier.	Within 3 months
				

2	Fire Rated Construction	<p>The exit stair enclosures are not properly fire separated from work areas and other spaces on each floor by fire-rated construction. Location: Main Building</p>	<p>The exit stair enclosure shall be provided with a minimum 1-hr fire resistance rating for buildings with 3 or fewer stories and a minimum of 2-hr. fire resistance rating for buildings 4 or more stories. Provide 1 hr. fire rated door and seal all penetrations and openings by 1 hr. fire rated construction barrier for building with 3 or fewer stories. Provide 1.5 hr. fire rated door and seal all penetrations and openings by 2 hr. fire rated fire rated barrier construction for building with 4 or more stories.</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 months
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3	Means of Egress	Storage discharges directly into the exit stair discharge. Location: Ground floor of main building.	Openings from exit enclosure to storage room, generator and transformer 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, sub-station room side. Ensure that the fire rating of the vestibule construction matches that of the exit stair enclosure.	Within 3 months




4	Fire Rated Construction	Liquefied or compressed gas cylinders were located in the factory premises along with storage materials. Location(s): CNG room.	<p>The RSC Technical Guidelines (Standard) Section 3.4.2.1.11 prohibits the storage or use of liquefied or compressed flammable gas (LPG/CNG) cylinders within the factory building.</p> <p>Alternatively: LPG/CNG cylinders are permitted to be stored in a separate dedicated building on the factory premises within its boundaries if the building meets the following conditions.</p> <ol style="list-style-type: none"> <li>1. The storage building must be at least 3 meters away from any other buildings and boundaries.</li> <li>2. The exterior walls of the building must have a fire resistance rating of 3 hours using noncombustible construction.</li> <li>3. Doors and other openings in the exterior walls must be protected with suitable closing devices having a fire protection rating of 3 hours.</li> <li>4. The building is to be used for no other purpose than the storage of LPG/CNG cylinders.</li> <li>5. The building must be mechanically ventilated to control the accumulation of flammable vapors.</li> <li>6. The installations must be approved and accepted by the requirements of the AHJ, Gas supply company regulations, manufacturers /supplier’s instructions/guidance, Chief Inspector of Boiler (CIOB) and Chief Inspector of Explosives Bangladesh (CIEB).</li> </ol>	Within 3 months
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5	Fire Rated Construction	The generator room is not separated by fire-rated construction at the utility area.	Separate the generator and boiler room by a minimum 2-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations.	Within 3 months
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6	Fire Rated Construction	Through penetration at BBT riser and PVC penetrations are not sealed with fire rated separation. Location: All floors toilet area and BBT riser of the main building.	Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor level or seal all penetrations and openings in floors/ceiling assemblies by 3-hr fire rated listed/certified materials. The installation of such fire rated materials shall be following certified design.	Within 3 months
				
7	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Emergency lights were not marked at several locations e.g. ground floor of the factory shed building, office shed and facility shed.	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. Emergency lights shall be marked with proper signage.	Within 3 months





8	Egress Lighting	Manual on-off switch is provided for emergency lighting / exit signage units. Location: Main building	Remove manual on/off switches from emergency lighting/exit signage units to prevent them from being switched off	Within 1 month
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9	Inspection Testing and Maintenance of Egress 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 accordance with The RSC Technical Guidelines (Standard). Keep written records on-site.	Within 3 months
10	Inspection Testing and Maintenance of Portable 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 onsite, in accordance with NFPA-10.	Within 3 months
11	Exit Signage	Directional exit sign was not found enough in the direction for the path of travel. Location: Main building	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



12	Fire Alarm & Detection System (FADS)	Fire detection system installation requires detailed review to confirm compliance with NFPA72 and in accordance with The RSC Technical Guidelines (Standard).	Submit design, drawings and other relevant documentation to the RSC for review. Replace the fire detection system with a new, listed addressable fire detection system in accordance with NFPA 72.	Design review within 2 months and installation or modification (If require) within 4 months after review of design.
13	Inspection Testing and Maintenance of Fire Alarm and Detection System (ITM)	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 completed).
14	Fire Protection System (Standpipe)	Standpipe system installation requires detailed review to confirm compliance with NFPA 14, 20, 22, & 24 or as per RSC Technical guidelines (Standard).	Submit the standpipe system drawing to RSC for review. Once the design is reviewed, install/ modify the standpipe system throughout the building in accordance with review comment, RSC Technical Guidelines 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 2 months and installation or modification (If require) within 4 months after review of design.
15	Inspection, testing, and maintenance of the Fire Pump (ITM).	Inspection, testing, and maintenance for the Fire pump is not in accordance with NFPA 25 or as per RSC Technical guidelines (Standard).	Inspect, test and maintain the fire pump & water system and keep written records on-site, in accordance with NFPA 25 or as per RSC Technical Guidelines (Standard).	Within 1 month after installation.

16	Inspection, testing, and maintenance of the Fire Pump (ITM).	Inspection, testing, and maintenance for the Standpipe system is not in accordance with NFPA 25 or as per RSC Technical guidelines (Standard).	Inspect, test and maintain the standpipe system and keep written records on-site, in accordance with NFPA 25 or as per RSC Technical guidelines (Standard).	Within 1 month after installation.
17	Means of egress	Handrails are not provided on both sides of exit stair. Location: Main 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. Intermediate handrails shall be provided when the stair width exceeds 2.2 m (87 in).	Within 3 months
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18	Means of egress	Guard is not provided on the open sides of the means of egress. Location: Ground floor of main building	Provide guard at the open sides of the means of egress according to RSC Technical Guidelines Standard 6.12	Within 3 months



19	Means of egress	Exit sign not provided at exit. Location: 4th and 5th floors of main building.	<p>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.</p>	Within 1 month
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20	Means of egress	Building did not have stair designation signs and occupant load signs at required locations on all floor. Location: All exit stairs of the main building.	Provide stair designation signs and occupant load signs at required locations.	Within 1 month
				