

# INITIAL FIRE SAFETY INSPECTION REPORT

**Southeast Sweaters Ltd. NEW – (Extension)**

**RSC ID: 25839**

**278/A, Mehernagar, Dobadia, Uttarkhan, Dhaka.**

**23.861929, 90.446538**

**Other Factories: Southeast Sweaters Ltd. NEW [ID- 23154] (Same Compound)**



**Inspected By: Md. Sadid Rahman**

**Date: 15-Sep-2024**

# Fire Safety Inspection Report

## Introduction:

**Southeast Sweaters Ltd. NEW – (Extension)** complex was surveyed for fire safety on **15-Sep-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



SI No	Building Name & Description	Construction History	Period
1	<b>Building-1:</b> <b>Warehouse Building</b> <b>-3 storied prefabricated steel structure (G+2).</b> - Total Approx Area: 37,300 sqft	Construction Start: Jun-2019 Construction End: Nov-2023 Date of first Operation: Dec-2023 Building Approval: On 07-Jun-2018 from Uttarkhan Union Parishad	Interim
2	<b>Building-2:</b> <b>ETP Building</b> Single Storied RCC building. Total Approx Area: 1636 sqft	Construction Start: July 2016 Construction End: October 2016 Date of first Operation: February 2024 Building Approval: On 03-Apr-2018 from Uttarkhan Union Parishad	Interim

**Factory Address: 278/A, Mehernagar, Dobadia, Uttarkhan, Dhaka.**

**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: For Building# 1 and 2**

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Fire Rated Construction	<p>The main structural element of the building is constructed by steel which is non-rated and were found in exposed condition without any fire protection.</p> <p><b>Location: Building-1.</b></p>	<p>Interim building shall be type-1 or type-2 construction as per Table 3.2.4 of BNBC-2006. Provide required fire rating on the structural elements by following Section 4.4 and Table 4.4.1 of the RSC Standard or Table 3.3.1 and Table 4.1.1 from BNBC Part 4. Factory shall ensure that, all the design, datasheet, certificate, and proposed drawing of installation has been reviewed from the RSC prior to install the passive fire protection system.</p>	Within 6 Months
<div style="display: flex; justify-content: space-around;">   </div>				


F-2	Means of Egress	<p>The exit stairs are not separated from work areas and other spaces by fire rated construction due to opening, damaged and non functional hardware of fire rated door.</p> <p><b>Location:</b>  <b>B# 1_ Ground Floor (Stair-1), 2nd floor (Stair-2)</b></p>	<p>The exit stair enclosure shall be provided with a minimum 1-hr fire resistance rating for buildings with 3 or fewer stories. Seal all unprotected openings to separate the exit stairs from work areas and other building spaces on all floor levels.</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> <p>Factory shall ensure that the maintenance work shall be done for the door hardware and accessories on a regular basis as per NFPA 80 and manufacturer's published guideline. Repair/ replace the hardware and accessories which are not functional or under unauthorized maintenance. Moreover the credibility of the fire rated door shall be ensured through actual datasheet, certificate and listing labeling.</p>	Within 3 Months
-----	-----------------	--	---	-----------------




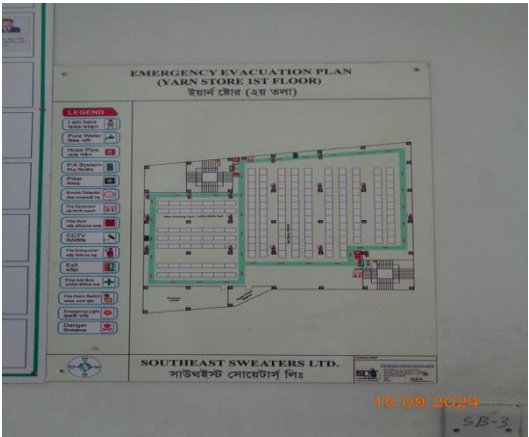
F-3	Fire Rated Construction	<p>Unsealed penetrations are located in the exit stair enclosures.</p> <p>Location: 2nd Floor (Stair- 1)</p>	<p>Penetrations into and through an exit enclosure shall be prohibited with the exception of required exit doors, sprinkler piping, standpipes, electrical raceway for fire alarm equipment, and electrical conduit serving the exit enclosure.</p> <p>Remove cable raceway/busbar riser/ plumbing pipes and electrical pipes from the exit stair enclosures. Seal all penetrations and openings in the wall of exit enclosure walls (full thickness of the wall) by fire rated materials to maintain the fire resistance rating.</p>	Within 1 month
				



F-4	Fire-Rated Construction	<p>Areas used for combustible storage open to the factory are not maintained or separated by fire rated construction.</p> <p><b>Location: 2nd Floor of B# 1.</b></p>	<p>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 fire rated barrier construction.</p> <p>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 be limited to 10 percent of the building area of the story in which they occur.</p>	Within 2 Months
-----	-------------------------	--	---	-----------------




F-5	Fire Rated Construction	<p>Unsealed penetrations and openings has been found due to cable riser and PVC pipe of toilet block area are located in the fire rated floor/ceiling assemblies.</p> <p><b>Location: Ground Floor_ B# 1.</b></p>	<p>Provide a minimum 2-hr fire-rated shaft to separate the sanitary pipe and cable riser 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. Factory shall ensure that, all the design, datasheet, certificate, and proposed drawing of installation has been reviewed from the RSC prior to install the passive fire protection system (If required).</p>	Within 3 Months
				
F-6	Fire rated Construction	<p>Storage room discharges directly into the exit stair enclosure.</p> <p><b>Location: Stair-1 and 2_B# 1.</b></p>	<p>Openings from exit enclosure to storage spaces shall be provided with a vestibule with fire rated construction and openings.</p> <p>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 as per 6.14.3-RSC Technical Guidelines Standard V1.0 and 3.13.3 of BNBC 2006_Part 4.</p> <p>Ensure that the fire rating of the vestibule construction matches that of the exit stair enclosure.</p>	Within 3 months



F-7	Mean of Egress	<p>Aisle has not been marked properly.</p> <p><b>Location: 2nd Floor B# 1</b></p>	<p>Mark the aisle and ensure that the minimum widths of aisles is 36 inch. All the aisles shall be free from any kind obstruction. Update the evacuation map accordingly</p>	<p>Within 1 Month</p>
<div style="display: flex; justify-content: space-around;">   </div>				

F-8	Mean of Egress	<p>Width of the stair has been found less than the requirements ( Stair-1: 57", Stair-2: 53")</p> <p><b>Location: Stair-1 and 2_B# 1</b></p>	<p>In new and interim construction and constructed stairs post 24 November 2013, stairs shall have a minimum width of 1.5 m (60 in.) for all industrial occupancies.</p> <p>Modify the stair and ensure the minimum width of 60 inch.</p>	Within 6 Months
<div style="display: flex; justify-content: space-around;">   </div>				
F-9	Mean of Egress	<p>Building did not have stair designation signs or occupant load signs at the required locations.</p> <p><b>Location: B# 1.</b></p>	<p>Provide stair designation signs and occupant load signs at the required locations.</p>	Within 1 Month

F-10	Egress Lighting	<p>Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Sometimes light (both emergency and Directional Exit signage) has been found non functional or damaged.</p> <p><b>Location: 2nd Floor of B# 1, B# 2.</b></p>	<p>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.</p>	Within 3 Month
				
F-11	Human Element Programmed	<p>The required no smoking signs are not present in the factory.</p>	<p>Smoking is prohibited in any garment factory building or separate storage building. Signs shall be posted in Bengali and English at all building entrances. If the factory creates a designated smoking area outside the building, information of these areas will be posted on the signs.</p>	Within 1 Month

F-12	Fire Alarm & Detection System (FADS)	Automatic fire alarm & detection system installation requires detailed review to confirm compliance with NFPA 72 and RSC standards.	<p>Design &amp; Installation of Fire Alarm &amp; Detection system shall be in accordance with RSC standard and NFPA 72. Submit as-built design, documents and calculations to RSC for review prior installation/modification.</p> <p>After installation/modification, the owner shall contact the RSC for witness of conducting the final acceptance testing of the fire detection &amp; alarm system installation.</p> <p>Also inspect, test and maintain the fire alarm system, and keep written records on-site, in accordance with NFPA 72.</p>	Design Review within 2 months and installation within 4 months.
------	--------------------------------------	---	---	---



F-13	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.
------	--------------------------------------	---	--	------------------------------------

F-14	Fire Protection System(Standpipe System)	<p>The existing building has an occupied floor greater than 10 meter (33 feet), therefore, standpipe system is required.</p> <p>Location: Building-1.</p>	<p>Submit the Fire Pump and Standpipe System drawing as per NFPA 13, 14, 20, 22 and 24 to RSC for review.</p> <p>Once reviewed, install or modify the Standpipe System throughout the building in accordance with RSC Technical Guideline (Standard) and NFPA 13, 14, 20, 22 and 24. After installation of the system, factory shall contact the RSC for witness of conducting the final acceptance testing of the standpipe system.</p>	<p>Design Review within 2 months and installation within 4 months.</p>
------	--	---	--	--



F-15	Inspection, testing, and maintenance of the Fire Pump (ITM).	Inspection, testing and maintenance of the fire pump system is not in accordance with NFPA 20.	Inspect, test and maintain the fire pump system and keep written records on-site, in accordance with NFPA 25.	Within 1 Month after installation.
F-16	Fire Protection System(ITM of Standpipe)	Inspection, testing, and maintenance for the Standpipe system are not in accordance with NFPA 13,14 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 13,14 and 25 or as per RSC standard.	Within 1 Month after installation.
F-17	Fire Protection System(ITM of Extinguishers)	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.
F-18	Fire Protection System(ITM of Emergency Lighting System)	Inspection, testing and maintenance for the emergency lighting system was not in accordance with The RSC standard.	Inspect, test and maintain the emergency lighting system in the accordance with The RSC standard. Keep written records on-site.	Within 1 Month after installation.