

INITIAL FIRE SAFETY INSPECTION REPORT

That's It Fashion Ltd-Extension (Previously Peak Apparels)

RSC ID: 25772

Geographical Coordinates: 23.970027N, 90.381149E

Address: 65/1 Vogra, National University, Joydevpur, Gazipur, Dhaka.

Other Factories: That's It Fashion Ltd (Previously Peak Apparels) (ID: 9422)



Inspected By: Al-Shahriar Shovon

Date: 08-October-2024

Fire Safety Inspection Report

That's It Fashion Ltd-Extension (Previously Peak Apparels)

Introduction:

RSC ID : 25772

That's It Fashion Ltd-Extension (Previously Peak Apparels) complex was surveyed for fire safety on **08-Oct-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

There are total 4 structures covered under this RSC ID 25772. The buildings are as below:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	8-Storied RCC Main Production Building (Extension)	Dec-2021 to Dec-2023	Applied on January-2023 (RAJUK) Note: 06-June-2024 (DIFE)	Jun-2024	RCC	New
2	3-Storied RCC Utility Building	Jan-2023 to Jun-2023		Jul-2023	RCC (Roof Partially steel structure)	New
3	Single Storied RCC Security Room	Jan-2023 to Feb-2023		Feb-2023	RCC	New
4	Single Storied RCC RMS Room	Jan-2023 to Feb-2023		Apr-2023	RCC	New

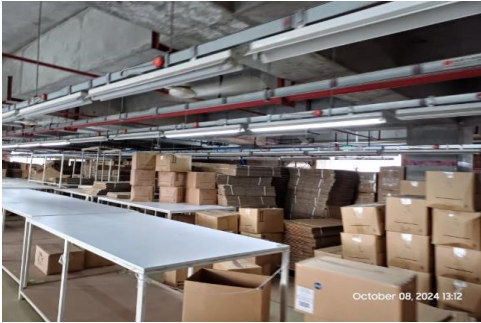
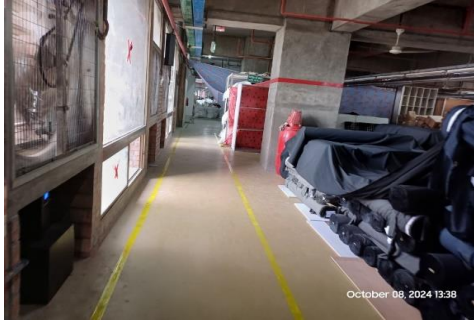
Factory Address: 65/1 Vogra, National University, Joydevpur, Gazipur, Dhaka.

Findings & Recommendations :

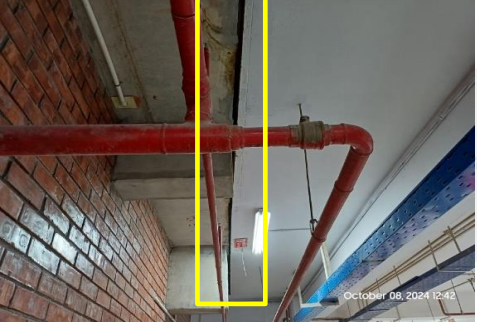
Table-1 and 2 summarizes the major fire safety issues identified during the inspection. Recommendations have been provided to address each issue. An implementation schedule shall be developed by the factory to remediate each of the findings. The specific timing of improvements, including any requested extensions due to design / installation constraints, shall be submitted to the RSC for review.

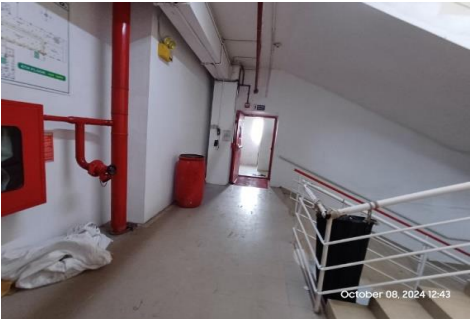
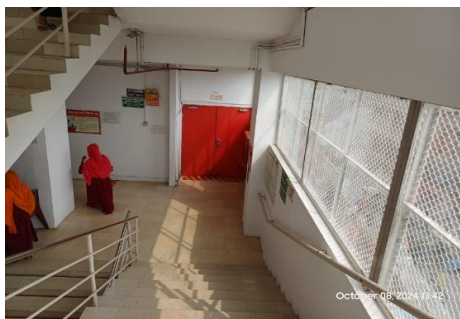
Table-1: 8-Storied RCC Main Production Building (Extension)

Sl No.	Category	Findings	Required Action	Remediation Time Frame
F-01	Fire Rated Construction	Rooms used for combustible storage are not separated by fire rated construction Location: Ground, 1st and 6th (Idle machine store) floors.	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 0.75 hr. (45 Minutes) fire rated barrier construction.	Within 3 months
 The table includes three photographs illustrating the findings. The first two photos show long aisles in a warehouse with high shelving units filled with cardboard boxes, indicating combustible storage. The third photo shows a doorway leading to another storage area, with a fire-rated door and wall visible, suggesting the need for fire-rated construction to separate storage rooms.				

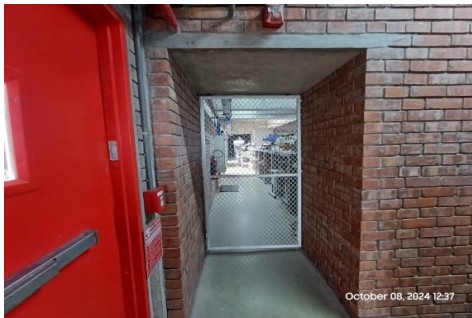
F-02	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy which are not separated by fire rated construction. Location: 3rd and 5th floors.	Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction. Or, Where separate storage rooms are not feasible, Provide defined storage areas and limit the storage arrangement as follows:- 1. General Condition: Maximum height of 2.4m (8 ft) and maximum area of 23 m² (250 sft). Separate areas of unenclosed combustible storage by a minimum clear distance of 3 m (10 ft). 2. If sprinkler protected: Maximum height of 3.66 m (12 ft) and maximum area of 93 m² (1000 sft). Separate areas of unenclosed combustible storage by a minimum clear distance of 3 m (10 ft). Note: Do not exceed 10 percent of the building area of the story in which they occur.	Within 3 months
  				

F-03	Fire Rated Construction	Elevator shafts are not properly separated by fire rated construction from exit stair enclosure on each floors and directly open into inside of the exit stair enclosure. Location: Stair-1 & stair-2.	For new construction, elevators shall not open into an exit enclosure as per RSC Technical Guidelines (Standard) V1.0-6.14.3. So, ensure separate enclosures for the elevator shafts with minimum 2 hr. fire rating. Seal all openings to maintain fire separations. Factory is recommended to follow RSC published "SUPPLEMENTARY PAPER ON REMEDIATION GUIDANCE ELEVATOR OR LIFT SHAFT OPENING IN EXIT ENCLOSURES" for different solutions.	Within 3 months
				
F-04	Fire Rated Construction	Elevator shafts are directly open into the production floor without proper fire separation. Location: Each floors.	Provide a minimum 2-hr fire rated elevator shaft to separate it from each floor. Seal all openings to maintain fire separations. Factory is recommended to follow RSC published "SUPPLEMENTARY PAPER ON REMEDIATION GUIDANCE ELEVATOR OR LIFT SHAFT OPENING IN EXIT ENCLOSURES" for different solutions.	Within 3 months

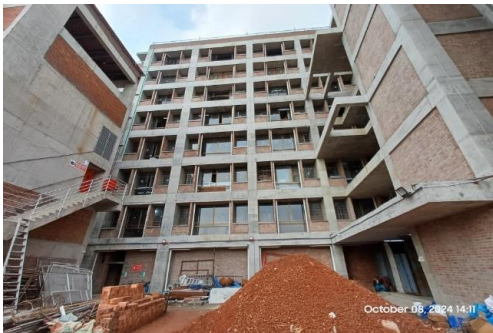
				
F-05	Fire Rated Construction	Unsealed penetrations and openings are located in the fire rated floor/ceiling assemblies due to expansion joint and PVC plumbing pipe on each floor several locations. Unsealed penetrations were observed in between the production floor and electrical riser shaft on several floors.	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. or, Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required.	Within 3 months
				

F-06	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction.	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 0.75 hr. fire rated door and seal all penetrations and openings by 1 hr. fire rated fire rated barrier construction 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. 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 the RSC Technical Guidelines Standard 6.8.3.1	Within 3 months
  				

F-07	Means of Egress	Unprotected openings and penetrations are found within the exit stair discharge. Location: Stair-2 & stair-4 exit discharge.	Seal all penetrations and openings to the interior of the building along the discharge path with minimum 2 hr. fire rated materials.	Within 3 months
				
F-08	Means of Egress	Handrails are not provided on both sides of exit stairs. Location: Stair-4 exit discharge.	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

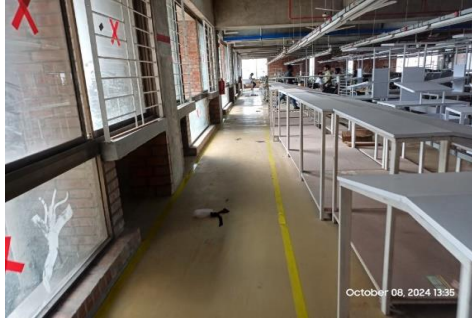
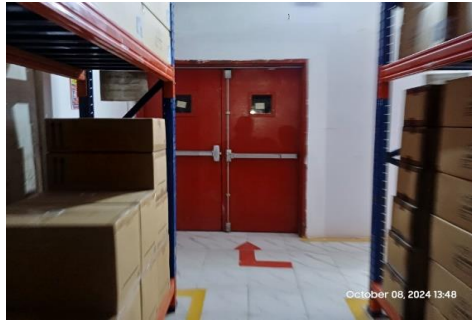
				
F-09	Means of Egress	Non-compliant doors are provided along with the means of egress on the 6th floor several locations.	All doors in a means of egress shall be of the side-hinged swinging type. Roll-down and sliding gates and shutters shall not be allowed. Doors serving an occupant load of more than 50 shall swing in the direction of egress travel. Doors shall not be locked in the direction of egress under any conditions. All existing hasps, locks, slide bolts, and other locking devices shall be removed.	Within 1 month
				

F-10	Means of Egress	Stair width is found less than 60 in. (found 55 in.) for stair-3 (S-E Stair).	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 and 2.0 m (79 in.) for all assembly occupancies. For assembly use areas provided for prayer halls, dining halls and like areas that are for integral use by the factory workers, the minimum width for the primary occupancy use of the building shall be permitted to be used.	Within 3 months
				
F-11	Means of Egress	The building is more than 5-storied (8-storied) and provisions of re-entry on required floors are not provided/posted on the exit stairs as per the RSC Technical Guidelines (Standard).	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 The RSC Technical Guidelines (Standard) 6.8.3.1	Within 3 months

				
F-12	Means of Egress	Electrical panel is located in the exit stair enclosure. Location: Ground floor, stair-3 (S-E Stair).	Remove and re-locate the electrical panel from exit stair enclosures.	Within 1 month
 				
F-13	Means of Egress	Aisles are not properly marked on the floor. Location: Several floors.	Aisles shall be provided with a minimum unobstructed clear-width of 0.9 m (36 in.). All the aisles shall be free from any kind obstruction.	Within 1 month



F-14	Means of Egress	Updated evacuation map is not posted at the entrance of all exit stairs on each floors.	Evacuation maps shall be posted at the entrance on each exit stair.	Within 1 month
F-15	Means of Egress	Building did not have updated occupant load signs at all required locations on each floors.	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 1 month
F-16	Means of Egress	The directional signs are not provided where there is a change in direction and where the continuation of the egress path is not obvious.	Install 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-17	Means of Egress	Exit signs are not provided at all exit.	Illuminated 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. Illuminated exit signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated.	Within 1 month
				
F-18	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: Each floors.	Test the emergency lighting system on each floor and provide additional emergency fixtures to supply adequate illumination along the means of egress. Provide a minimum illumination of 10 lux at the floor level within exit stairs and along exit discharge paths and a minimum 2.5 lux along exit access aisles.	Within 1 month

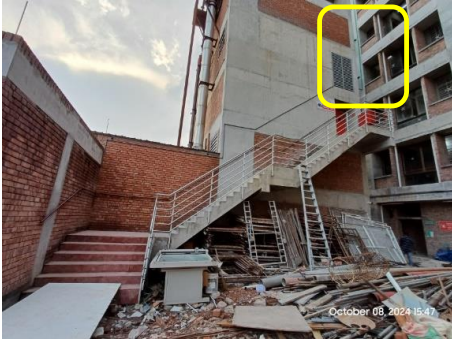
F-19	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the exit sign and emergency lighting system were not in accordance with the RSC Technical Guidelines (Standard).	Inspect, test and maintain the exit sign and emergency lighting system in the accordance with The RSC Technical Guidelines (Standard) and keep written records on-site.	Within 1 month
F-20	Fire Alarm & Detection System (FADS)	Automatic fire alarm & detection system installation 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 factory 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 4 months.
 The middle row of the table contains three photographs. The first photo on the left shows a black fire alarm control panel with multiple buttons and a digital display, mounted on a wall. The middle photo shows a red fire alarm switch mounted on a wall, with a red sign above it that reads 'FIRE ALARM SWITCH' and lists instructions. The third photo on the right shows a red fire alarm pull station mounted on a wall, with a red sign above it that reads 'FIRE ALARM PULL STATION'.				
F-21	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72 and The RSC Technical Guidelines (Standard).	Inspect, test and maintain the fire alarm system and keep written records on-site, in accordance with NFPA 72 and The RSC Technical Guidelines (Standard) and keep written records on-site.	Within 1 month (after installation)

F-22	Fire Suppression System (SUPS)	The building has an occupied floor height (90 feet 0 inch) greater than 23 meters (75 feet). So that automatic sprinkler along with standpipe system is required throughout the building. Automatic sprinkler and standpipe system installation requires detailed review to confirm compliance with NFPA 13, 14, 20, 22, 24 & RSC Technical Guidelines (Standard). [Note: Automatic sprinkler system is also required for existing 7-storied RCC production building (ID-9422) due to merged floors and shared egress system and considering as a single fire event.]	Submit the Automatic Sprinkler, Standpipe and Fire Pump System drawing and documents to RSC for review. Once reviewed, install or modify the Automatic Sprinkler System throughout the building in accordance with RSC Technical Guideline (Standard) and NFPA 13, 14, 20, 22 and 24. After installation, the factory shall contact the RSC for witness of conducting the final acceptance testing of the SUPS (Sprinkler with standpipe) system.	Design Review within 2 months and installation/modification within 4 months.
				
F-23	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the fire pump is not in accordance with NFPA 20, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the fire pump in accordance with NFPA 20, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 month (after installation)

F-24	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the Standpipe system is not in accordance with NFPA 14, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the standpipe system in accordance with NFPA 14, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 month (after installation)
F-25	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the Sprinkler system is not in accordance with NFPA 13, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the Sprinkler system in accordance with NFPA 13, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 month (after installation)
F-26	Inspection, Testing & Maintenance (Fire)	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 and RSC Technical Guidelines (Standard).	Within 1 month

Table-2: 3-Storied RCC Utility Building

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-27	Fire Rated Construction	The main structural element of the utility building roof floor is constructed by steel which is appears to be non-rated and was found in exposed condition without any fire protection.	The building shall be type-I construction. So, provide required fire rating for the structural elements of the building following BNBC 2020 Part 3 Table 3.1.7 & RSC Technical Guidelines 3.5.4. Consult with a qualified fire protection engineer. Factory shall ensure that, all the design, datasheet, certificate, and the design-philosophy has been reviewed from the RSC prior to install the passive fire protection.	Within 6 months
 				

F-28	Means of Egress	A single means of exit has been provided for 2nd floor of 3-storied RCC utility building which does not comply with the standard.	Provide additional exit following Section 6.6 of RSC Technical Guideline (Standard).	Within 3 months
 				

F-29	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction.	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 0.75 hr. fire rated door and seal all penetrations and openings by 1 hr. fire rated fire rated barrier construction 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. 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-30	Means of Egress	Exterior exit stair of utility building is not separated from the gas generator room due to unprotected openings on ground floor.	Exterior exit stairs shall be separated from the building interior by minimum 2-hr fire rated construction for buildings 4-storied or more and 1-hr fire rated construction for buildings up to 3-storied. The rating of the exterior wall shall extend 3.05 m (10 ft) beyond the ends of the stair structure.	Within 3 months

				
F-31	Means of Egress	Aisles are not properly marked on each floor.	Aisles shall be provided with a minimum unobstructed clear-width of 0.9 m (36 in.). All the aisles shall be free from any kind obstruction.	Within 1 month
				
F-32	Means of Egress	Updated evacuation map is not posted at the entrance of all exit stairs on each floors.	Evacuation maps shall be posted at the entrance on each exit stair.	Within 1 month
F-33	Means of Egress	Building did not have updated occupant load signs at all required locations on each floors.	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 1 month

F-34	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the exit sign and emergency lighting system were not in accordance with the RSC Technical Guidelines (Standard).	Inspect, test and maintain the exit sign and emergency lighting system in the accordance with The RSC Technical Guidelines (Standard) and keep written records on-site.	Within 1 month
F-35	Fire Alarm & Detection System (FADS)	Automatic fire alarm & detection system installation 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 factory 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 4 months.
 				
F-36	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72 and The RSC Technical Guidelines (Standard).	Inspect, test and maintain the fire alarm system and keep written records on-site, in accordance with NFPA 72 and The RSC Technical Guidelines (Standard) and keep written records on-site.	Within 1 month (after installation)

F-37	Fire Suppression System (SUPS)	The building has an occupied floor height (41 feet 6 inch) greater than 10 meters (33 feet). So that standpipe system is required for the building. Standpipe system installation requires detailed review to confirm compliance with NFPA 14, 20, 22, 24 & RSC Technical Guidelines (Standard).	Submit the Standpipe and Fire Pump System drawing and documents to RSC for review. Once reviewed, install or modify the Standpipe System for the building in accordance with RSC Technical Guideline (Standard) and NFPA 14, 20, 22 and 24. After installation, the factory shall contact the RSC for witness of conducting the final acceptance testing of the SUPS (standpipe) system.	Design Review within 2 months and installation/modification within 4 months.
 				
F-38	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the fire pump is not in accordance with NFPA 20, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the fire pump in accordance with NFPA 20, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 month (after installation)
F-39	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the Standpipe system is not in accordance with NFPA 14, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the standpipe system in accordance with NFPA 14, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 month (after installation)

F-40	Inspection, Testing & Maintenance (Fire)	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 and RSC Technical Guidelines (Standard).	Within 1 month
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