

INITIAL FIRE SAFETY INSPECTION REPORT

Newage Garments Ltd. (Extension)

RSC ID: 25865

Holding-6/66/1, Road-11, Block-L, Ward-6, Nischintapur, Purbo Norshingpur, 1341, Ashulia, Savar, Dhaka

Geographical Coordinates : 23.924583421047497, 90.30784520000003

Other Factories:

- 1.Newage Garments Ltd. (RSC ID: 9603)
2. Newage Apparels Ltd. (RSC ID: 9604)
3. Kei Lock Newage (BD) Ltd. (RSC ID: 11295)



Inspected By: Md. Rakibul Islam & Md. Kawsar Rubaiat

Date: 04-Dec-2024

Fire Safety Inspection Report

Newage Garments Ltd. (Extension)

Introduction:

Newage Garments Ltd. (Extension) complex was surveyed for fire safety on **04-December-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	Production Building-03 (10 Storied Factory Building) 10-storied RCC Production building (B+G+9) Total Approx Area: 462,167 Sq. ft	Construction Start: Jan 2020 Construction End: Oct 2024 (Construction & Renovation still ongoing) Date of first Operation: Mar 2023 Building Approval: On 06-Oct-2020 from Yarpur Union Parishad, Savar Upazilla.	Interim
2	Ancillary Building-01(Captive Generator & EGB Building) 2-storied RCC building (G+1) Total Approx Area: 2,864 Sq. ft	Construction Start: Feb 2015 Construction End: Jun 2016 Date of first Operation: Jun 2016 Building Approval: On 06-Oct-2020 from Yarpur Union Parishad, Savar Upazilla.	Interim
3	Ancillary Building-02(Fire Control Room & Office Building) 2-storied RCC Building (G+1) Total Approx Area: 4,126 Sq. ft	Construction Start: 2014 Construction End: 2015 Date of first Operation: 2015 Building Approval: On 06-Oct-2020 from Yarpur Union Parishad, Savar Upazilla.	Interim
4	Ancillary Building-03 (Diesel Generator & Compressor Building) 2-storied RCC building (G+1) Total Approx Area: 1884 Sq. ft	Phase-1: Construction Start: 2014 Construction End: 2015 Date of first Operation: Jun 2016 Phase-2: Construction Start: May 2023 Construction End: Nov 2023 Date of first Operation: Dec 2023 Building Approval: On 06-Oct-2020 from Yarpur Union Parishad, Savar Upazilla.	Interim

5	Ancillary Building-04 (Fire Pump Room & Boiler Building) Single Storied RCC Building (B+G) Total Approx Area: 1344 Sq. ft	Construction Start: 2018 Construction End: 2019 Date of first Operation: 2019 Building Approval: On 06-Oct-2020 from Yarpur Union Parishad, Savar Upazilla.	Interim
6	Compressor Room-01 (NGL Compressor Room) Single Storied RCC Building Total Approx Area: 365 Sq. ft	Construction Start: 2014 Construction End: 2014 Date of first Operation: 2014 Building Approval: On 06-Oct-2020 from Yarpur Union Parishad, Savar Upazilla.	Interim
7	Compressor Room-02(NAL Compressor Room) Single Storied RCC Building Total Approx Area: 100 Sq. ft	Construction Start: 2013 Construction End: 2013 Date of first Operation: 2013 Building Approval: On 06-Oct-2020 from Yarpur Union Parishad, Savar Upazilla. Infomed to be demolished soon.	Existing
8	Ancillary Building-05 (New Boiler Room) Single Storied RCC Building Total Approx Area: 534 Sq. ft	Construction Start: 2015 Construction End: 2015 Date of first Operation: 2015 Building Approval: On 06-Oct-2020 from Yarpur Union Parishad, Savar Upazilla.	Interim
9	Ancillary Building-06 (ETP) Single Storied Steel Shed Total Approx Area: 504 Sq. ft	Construction Start: 2017 Construction End: 2017 Date of first Operation: 2017 Building Approval: On 06-Oct-2020 from Yarpur Union Parishad, Savar Upazilla.	Interim

10	ATM Booth Single Storied Steel Shed Total Approx Area: 381 Sq. ft	Construction Start: 2023 Construction End: 2024 Date of first Operation: 2024 No Building Approval has been found.	New
11	Ancillary Building-07 (03 Storied Boiler Building) 3-Storied Under Construction RCC Building (G+2) Total Approx Area: 6,414 Sq. ft	Construction Start: Jun 2024 Construction End: Dec 2024 Date of first Operation: Nov 2024 No Building Approval has been found.	New

Factory Address: Holding-6/66/1, Road-11, Block-L, Ward-6, Nischintapur, Purbo Norshingpur, 1341, Ashulia, Savar, 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

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Means of Egress	Exit stairs are not separated from work areas & other spaces on each floor by fire-rated construction due to unprotected openings, penetrations, loading-unloading area & fire doors forcefully open with external objects. Electrical cable raceway is located in the exit passageway (East side). Location: Production Building-3, all floors	Separate the exit stairs from work areas and other building spaces on all floor levels by minimum 2- hr. fire-rated construction. Provide a minimum 1.5- hr. fire-rated doors and seal all unprotected openings and penetrations to maintain the fire separation. Ensure that all fire doors are self-closing and positive latching, and are provided with fire exit (panic) hardware where serving production floors or assembly occupancies. 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 Guidelines (standard) 6.8.3.1. 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.	Within 3 months
  				

F-2	Means of Egress	Based on the travel distance (more than 100 ft), minimum 2 exits are required. The factory has provided 2-exits but the exits are not remotely located from each other such that a single fire event could compromise both exits. Location: Basement floor, Production Building-3	Modify exit arrangement or provide required additional exit(s). 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. Where the building is provided with a complete automatic sprinkler system, the separation of the exits or means of egress openings shall be not less than one-third of the maximum overall diagonal dimension.	Within 3 months
 				

F-3	Means of Egress	Uneven path of travel and abrupt changes in elevation of walking surface is observed in the East exit discharge path. Locations: Mid-East & North-East exit discharge paths, Production Building-3	Remove unnecessary items and level the exit path to the public way. Abrupt changes in elevation of walking surfaces shall not exceed ¼ in. unless provided with a beveled slope of 1 in 2 that does not exceed ½ in. Changes greater than ½ in. shall meet the RSC Technical Guidelines (Standard) Section 6.3.4 requirements.	Within 1 month
 				

F-4	Means of Egress	Egress gates with locking features are provided along the egress route. Location: East exit discharge path, Production Building-3	Replace all gates and doors along the means of egress with side-hinged, swinging egress doors in accordance with RSC Technical Guidelines (Standard) Section 6.8.1. If locks are required for security reasons, utilize special door locking features complying with NFPA 101 and RSC Technical Guidelines (Standard) Section 6.8.2	Within 1 month
				

F-5	Means of Egress	North-West Stair (Stair-4) has a width less than the required minimum of 1.5 meters (60 inches). Location: Production Building-3	As per RSC Technical Guidelines (Standard) Section 6.5.6.2.1 In new and interim construction and constructed stairs, stairs shall have a minimum width of 1.5 m (60 in.) for all industrial occupancies	Within 1 month
 				

F-6	Fire Rated Construction	Rooms used for combustible storage are not separated by fire-rated construction from other occupancies Locations: Production Building-3	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 fire rated barrier construction. However, separated areas shall ensure required means of egress as per RSC Technical Guidelines.	Within 3 months
 				

F-7	Fire Rated Construction	Elevator shafts (also, elevator shaft provisions) are directly open into exit enclosures & floor areas which is a violation of RSC Technical Guidelines (Standard)-6.14.3. Location: Production Building-3	Ensure a minimum 1.5-hr fire rating for the doors of elevator shafts otherwise close the area of the shaft with a 2-hr fire-rated construction barrier and 1.5-hr fire-rated opening protective as per RSC Technical Guidelines (Standard) Section 6.14.3. 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-8	Fire Rated Construction	Unsealed penetrations and openings are located in the fire-rated floor/ceiling assemblies due to plumbing pipes inside the floors & conveyors. Locations: Production Building-3	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. (Type-1 Construction). 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).	Within 3 months
  				

F-9	Fire Rated Construction	Basement discharges directly into exit stairs enclosures. Location: Production Building-3	Openings from exit enclosure to basement 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 basement side. Ensure that the fire rating of the vestibule construction matches that of the exit stair enclosure as per RSC Technical Guidelines (Standard) 6.14.3.	Within 1 month
 				

F-10	Means of Egress	The accessible floors & roof were not provided with an adequate guard rail and parapet. Location: Production Building-3	All accessible & occupiable roofs & floors shall be provided with parapets or guards with a minimum height of 1067 mm (42 in.) as per RSC Technical Guidelines (Standard) 6.12.2	Within 1 month
  				

F-11	Means of Egress	No guardrail or handrail was provided for exit stairs and intermediate handrail has not been provided in the basement exit stair width exceeding 87 inches. Location: Production Building-3	Provide handrails on both sides of the exit stairs & ramps. 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 1 month
				
F-12	Means of Egress	Aisle marking has not been marked properly. Location: Production Building-3	Aisles mark shall be provided at required places with a minimum unobstructed clear-width of 0.9 m (36 in.).	Within 1 month
				

F-13	Means of Egress	Exit stairs serve more than 5 stories and do not have required reentry provisions on all floors. Location: Production Building-3	Every door in a stair enclosure serving more than 5 stories shall be provided with re-entry unless it meets RSC Technical Guidelines (Standard), Section 6.8.3.1.	Within 1 month
F-14	Means of Egress	Headroom measured less than 80 inches from substation room & accessories store on the basement floor. Location: Production Building-3	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.). The minimum ceiling height shall be maintained for at least 2/3 of the space or room as long as the remaining area shall be not less than 2.03 m (6 ft 8 in.). Headroom on stairs shall not be less than 2.03 m (6 ft 8 in.).	Within 1 month
 				

F-15	Fire Rated Construction	The generator room (within 10 feet) is not separated from the Production building by fire-rated construction due to openings, non-rated doors, and penetrations. Location: Production Building-3	Generator sets shall be separated from all other occupancy areas by a minimum 2 hour construction or by a minimum spatial separation of 3 m (10 ft) where located exterior to the building as per RSC Technical Guidelines (Standard), Section 3.4.2.1.3. Ensure proper ventilation for the generator room.	Within 3 months
				

F-16	Means of Egress	The egress court serving the north-east exit (Stair-5) was not separated from the substation & boiler room due to opening within 10 feet. Location: Production Building-3	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 1 month
				
F-17	Fire Protection System(Standpipe System)	Standpipe system installation requires detailed review to confirm compliance with NFPA 14, 20, 22, & 24 or as per RSC Technical guidelines (Standard). Location: Production Building-3	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 within 4 months.

F-18	Fire Protection System(Sprinkler System)	Sprinkler system installation requires detailed review to confirm compliance with NFPA 13, 14, 20, 22, & 24 or as per RSC Technical guidelines (Standard). Location: Production Building-3	Submit the sprinkler 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 13, 14, 20, 22, & 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 within 4 months.
F-19	Inspection, testing, and maintenance of the Fire Pump (ITM).	Inspection, testing and maintenance of the fire pump system, automatic fire sprinkler & Standpipe system are not in accordance with NFPA 25 Locations: Production Building-3	Inspect, test and maintain the fire pump system, sprinkler system, standpipe system and keep written records on-site, in accordance with NFPA 25.	Within 1 month after installation.

F-20	Inspection, Testing & Maintenance (Fire)	Hot work (welding, cutting, Grinding) has been observed in several areas, hot work policy was not being maintained properly. No adequate safety precautions have been taken. Location: Production Building-3, 3-Storied Boiler Building	A hot-work permit system in accordance with NFPA 51B shall be provided for any construction in an occupied facility & shall maintain properly. A fire watch personnel shall be assigned during hot work.	Within 1 month
				

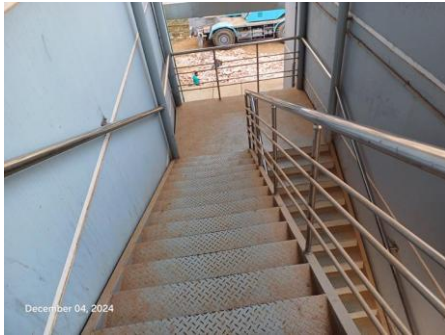
F-21	Means of Egress	Directional Exit signage was not provided along the path of egress where there was a change in the direction for the path of travel and the direction to an exit is not obvious. Location: All Buildings	Provide directional exit signs above all building exits to the exterior, all doors to the exit stairs and along all paths of travel where a change of direction is not obvious. Lighted directional signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated.	Within 1 month
  				
F-22	Means of Egress	Occupant load sign, updated evacuation map & stair designation sign were found missing at the required locations on all floors. Location: All Buildings	Provide occupant load sign & evacuation plans at required locations. Fire evacuation maps shall be posted at the entrance to each exit stair.	Within 1 month

F-23	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Locations: All Building.	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-24	Means of Egress	Exit signage not illuminated (burned out, broken, missing etc.) on several locations. Locations: All Building.	Regularly inspect all exit signage and replace/install lights as needed to illuminate signs	Within 1 month
				

F-25	Means of Egress	A single means of exit has been provided in the under-construction 3-Storied Boiler Building. Location: 3-Storied Boiler Building	Provide additional exit. The number of means of egress from any floor, story, or portion thereof shall not be less than 2 except where a single exit is permitted by RSC Technical Guidelines (Standard), Section 6.6.2.	Within 1 month
				
F-26	Means of Egress	Boiler building stair has a width less than the required minimum of 1.5 meters (60 inches), 50 inches available. Location: 3-Storied Boiler Building	As per RSC Technical Guidelines (Standard) Section 6.5.6.2.1 In new and interim construction and constructed stairs, stairs shall have a minimum width of 1.5 m (60 in.) for all industrial occupancies	Within 3 months
				

F-27	Means of Egress	Uneven path of travel and abrupt changes in elevation of walking surface is observed in the East exit discharge path. Locations: 3-Storeyed Boiler Building	Remove unnecessary items and level the exit path to the public way. Abrupt changes in elevation of walking surfaces shall not exceed ¼ in. unless provided with a beveled slope of 1 in 2 that does not exceed ½ in. Changes greater than ½ in. shall meet the RSC Technical Guidelines (Standard) Section 6.3.4 requirements.	Within 1 month
				

F-28	Means of Egress	A single means of exit has been provided in the 2-storied Captive Generator & EGB Building Location: Ancillary Building-01	Provide additional exit. The number of means of egress from any floor, story, or portion thereof shall not be less than 2 except where a single exit is permitted by RSC Technical Guidelines (Standard), Section 6.6.2.	Within 1 month
				
F-29	Means of Egress	Captive Generator & EGB Building stair has a width less than the required minimum of 1.5 meters (60 inches), 40 inches available. Location: Ancillary Building-01	As per RSC Technical Guidelines (Standard) Section 6.5.6.2.1 In new and interim construction and constructed stairs, stairs shall have a minimum width of 1.5 m (60 in.) for all industrial occupancies	Within 3 months
				

F-30	Means of Egress	Exit stairs are not separated from work areas & other spaces on the 1st floor by fire-rated construction due to unprotected openings from Sub-Station & Office (Ancillary Building-02) & non-rated duct in the exit stair enclosure Location: Ancillary Building-01	Separate the exit stairs from work areas and other building spaces on all floor levels by minimum 2- hr. fire-rated construction. Provide a minimum 1- hr. fire-rated doors and seal all unprotected openings and penetrations to maintain the fire separation. Ensure that all fire doors are self-closing and positive latching, and are provided with fire exit (panic) hardware where serving production floors or assembly occupancies. 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 Guidelines (standard) 6.8.3.1. 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.	Within 3 months
 				

F-31	Means of Egress	A single means of exit has been provided in the 2-storied (Diesel Generator & Compressor Building) Location: Ancillary Building-03	Provide additional exit. The number of means of egress from any floor, story, or portion thereof shall not be less than 2 except where a single exit is permitted by RSC Technical Guidelines (Standard), Section 6.6.2.	Within 1 month
 				
F-32	Means of Egress	Diesel Generator & Compressor Building stair has a width less than the required minimum of 1.5 meters (60 inches), 49 inches available. Location: Ancillary Building-03	As per RSC Technical Guidelines (Standard) Section 6.5.6.2.1 In new and interim construction and constructed stairs, stairs shall have a minimum width of 1.5 m (60 in.) for all industrial occupancies	Within 3 months
				

F-33	Means of Egress	Exit stairs are not separated from work areas & other spaces on the 1st floor by fire-rated construction due to unprotected openings. Location: Ancillary Building-03	Separate the exit stairs from work areas and other building spaces on all floor levels by minimum 2- hr. fire-rated construction. Provide a minimum 1- hr. fire-rated doors and seal all unprotected openings and penetrations to maintain the fire separation. Ensure that all fire doors are self-closing and positive latching, and are provided with fire exit (panic) hardware where serving production floors or assembly occupancies. 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 Guidelines (standard) 6.8.3.1. 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.	Within 3 months
 				

F-34	Means of Egress	No guardrail or handrail was provided for exit stair. Location: Ancillary Building-3	Provide handrails on both sides of the exit stairs & ramps. 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 1 month
				
F-35	Fire Detection & Alarm System	Fire alarm and detection system is under installation which requires detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard). Locations: All Buildings.	Design & Installation of Fire Alarm system shall be in accordance with RSC Technical Guidance and NFPA 72. Submit design, documents and calculations to RSC for review prior installation/modification. 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 2 months and installation within 4 months.
F-36	Fire Alarm & Detection system (ITM of FADS)	Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72 and The RSC Technical Guidelines (Standard). Location: All Buildings.	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 Protection System(ITM of Extinguishers)	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10. Locations: All Buildings.	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

F-38	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. Locations: All Buildings.	Inspect, test and maintain the emergency lighting system in the accordance with The RSC standard. Keep written records on-site.	Within 1 month
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