

INITIAL FIRE SAFETY INSPECTION REPORT

Soorty Textiles (BD) Ltd. (Extension-2)

RSC ID: 25844

Plot # 241-242, Cumilla EPZ, Cumilla, Bangladesh.

Geographical Coordinates : 23.444239160957988, 91.18195961164096

Other Factories:

1. Soorty Textiles (BD) Limited (RSC ID: 12064)



Inspected By: Md. Ferdaus Jaman & Md. Kawsar Rubaiat

Date: 24-Dec-2024

Fire Safety Inspection Report

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Introduction:

Soorty Textiles (BD) Ltd. (Extension-2) complex was surveyed for fire safety on **24-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	Building-1: Production Building 7 Storied RCC Building (B+G+6) Total Approx Area: 347,290 Sq. ft	Construction Start: Jan 2022 Construction End: Mar 2024 Date of first Operation: Apr 2024 Building Approval: On 19 Dec 2021 from BEPZA	New
2	Building-2: Security Building Single-storied RCC building Total Approx Area: 1, 636 Sq. ft	Construction Start: Jan 2023 Construction End: Nov 2023 Date of first Operation: Nov 2024 Building Approval: On 19 Dec 2021 from BEPZA	New
3	Service Building -A 2-storied RCC Building (G+1) [Proposed 6-storied (G+5)] Total Approx Area: 433 Sq. ft	Construction Start: Jan 2023 Construction End: Nov 2023 Date of first Operation: Apr 2024 Building Approval: On 26 Jul 2023 from BEPZA	New
4	Service Building -B 2-storied RCC Building (G+1) Total Approx Area: 4740 Sq. ft (including rooftop)	Construction Start: Jan 2023 Construction End: Feb 2024 Date of first Operation: Not occupied yet Building Approval: On 26 Jul 2023 from BEPZA	New

Factory Address: Plot # 241-242, Cumilla EPZ, Cumilla, Bangladesh.



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	<p>Exit stairs are not separated from work areas & other spaces on each floor by fire-rated construction due to fire doors forcefully open with external objects & fire door not properly functional.</p> <p>Location: Production Building</p>	<p>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.</p> <p>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.</p> <p>If fire doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system.</p> <p>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.</p>	Within 3 months







F-2	Fire Rated Construction	<p>Rooms used for combustible storage are not separated by fire-rated construction from other occupancies.</p> <p>Location: Ground floor, Production Building</p>	<p>Separate the dedicated storage rooms by minimum 1-hr fire-rated construction. However, separated areas shall ensure required means of egress as per RSC Technical Guidelines.</p>	<p>Within 3 months</p>
<div style="display: flex; justify-content: space-around;">   </div>				




F-3	Fire Rated Construction	<p>Elevator shafts are directly open into floor areas which is a violation of RSC Technical Guidelines (Standard)-6.14.3.</p> <p>Location: All floors. Production Building</p>	<p>Ensure minimum 1.5-hr fire rating for the doors of elevator shafts otherwise close the shafts area with 2-hr fire rated construction barrier and 1.5-hr fire rated opening protective as per RSC Building Standard 6.14.3.</p>	Within 3 months
				



F-4	Fire Rated Construction	<p>Unsealed penetrations and openings are located in the fire-rated floor/ceiling assemblies due to BBT Penetrations on all floors, Penetration due to plumbing pipes, Shaft openings due to spiral conveyors.</p> <p>Locations: Production Building.</p>	<p>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 the manufacturer's guidelines.</p> <p>or,</p> <p>Provide a minimum 2-hr fire-rated shaft to separate the utility risers from each floor if required.</p> <p>Factory shall ensure that all the design, datasheet, certificate, and proposed drawings of installation have been reviewed by the RSC prior to installing the passive fire protection system (If required).</p>	Within 3 months
<div style="display: flex; justify-content: space-around;">    </div>				

F-5	Fire Rated Construction	<p>The compressor room is not separated by fire-rated construction from the electrical riser shaft room & production floor due to openings and penetrations on the ground floor.</p> <p>Location: Production Building.</p>	<p>Separate the compressor room by a minimum 2-hr fire-rated construction from surrounding occupancies. Seal and/or protect all openings to maintain the required fire separations. When located on the exterior of a building 3m (10 ft.) spatial distance shall be maintained around the boiler/compressor.</p> <p>Ensure proper ventilation for the boiler/compressor room.</p>	Within 3 months
<div style="display: flex; justify-content: space-around; align-items: center;">   </div>				

F-6	Means of Egress	<p>Both side handrail was not provided for exit stairs.</p> <p>Location: Production Building</p>	<p>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.).</p>	Within 1 month
		 <p>24/12/2024 1:30 pm</p>	 <p>24/12/2024 1:35 pm</p>	

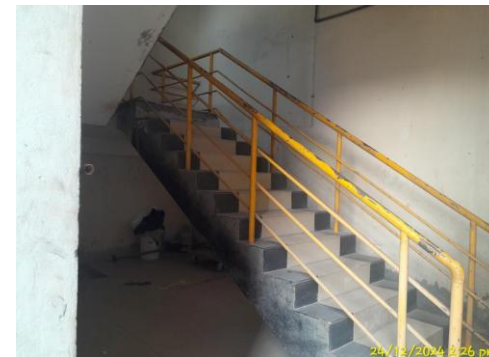
F-7	Means of Egress	<p>Aisle marking has not been marked properly.</p> <p>Location: Production Building</p>	<p>Aisles mark shall be provided at required places with a minimum unobstructed clear-width of 0.9 m (36 in.).</p>	Within 1 month
		 <p>24/12/2024 1:44 pm</p>	 <p>24/12/2024 1:48 pm</p>	
F-8	Means of Egress	<p>Exit stairs serve more than 5 stories and do not have required reentry provisions on all floors.</p> <p>Location: Production Building</p>	<p>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.</p>	Within 1 month

F-9	Egress Lighting	<p>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.</p> <p>Location: Production Building & Service Buildings</p>	<p>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.</p>	Within 1 month
<div style="display: flex; justify-content: space-around; align-items: center;">    </div>				



F-10	Means of Egress	<p>Occupant load sign, updated evacuation map & stair designation sign were found missing at the required locations on all floors.</p> <p>Location: All Buildings</p>	<p>Provide occupant load sign & evacuation plans at required locations. Fire evacuation maps shall be posted at the entrance to each exit stair.</p>	Within 1 month
F-11	Egress Lighting	<p>Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes.</p> <p>Locations: All Building.</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 months
		 <p>24/12/2024 2:10 pm</p>	 <p>24/12/2024 1:45 pm</p>	

F-12	Egress Lighting	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
<div style="display: flex; justify-content: space-around;">   </div>				
F-13	Fire Protection System(Standpipe System)	Standpipe system under installation requires detailed review to confirm compliance with NFPA 14, 20, 22, & 24 or as per RSC Technical guidelines (Standard). Location: Production Building	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-14	Fire Protection System(Sprinkler System)	Sprinkler system under installation requires detailed review to confirm compliance with NFPA 13, 14, 20, 22, & 24 or as per RSC Technical guidelines (Standard). Location: Production Building	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-15	Inspection, testing, and maintenance of the Fire Pump (ITM).	<p>Inspection, testing and maintenance of the fire pump system, automatic fire sprinkler & Standpipe system are not in accordance with NFPA 25 or as per RSC Technical guidelines (Standard).</p> <p>Locations: Production Building</p>	<p>Inspect, test and maintain the fire pump system, sprinkler system, standpipe system and keep written records on-site, in accordance with NFPA 25.</p>	<p>Within 1 month after installation.</p>
F-16	Means of Egress	<p>A single means of exit has been provided in the service building A,B,1 & 2 which is being used for Utility purposes.</p> <p>Locations: Service Buildings</p>	<p>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 BNBC 2020, Table 4.3.4.</p>	<p>Within 3 months</p>



F-17	Means of Egress	<p>Utility stair is less than the required minimum width of 1.5 meters (60 inches).</p> <p>Location: Service Buildings</p>	<p>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</p>	Within 3 months
				

F-18	Means of Egress	<p>The accessible rooftop was not provided with an adequate guard rail and parapet.</p> <p>Location: Service Buildings</p>	<p>All accessible & occupiable roofs & floors shall be provided with parapets or guards with a minimum height of 1067 mm (42 in.). Open guards shall have intermediate rails or pattern such that a sphere 200 mm (8 in.) in diameter cannot pass through any opening up to a height of 865 mm (34 in.). as per RSC Technical Guidelines (Standard) 6.12.2</p>	Within 1 month
<div style="display: flex; justify-content: space-around;">   </div>				
F-19	Fire Detection & Alarm System	<p>Fire alarm and detection system is under installation which requires detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard).</p> <p>Locations: All Buildings.</p>	<p>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.</p> <p>After installation the owner shall contact the RSC for witness of conducting the final acceptance testing of the fire detection & 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-20	Fire Alarm & Detection system (ITM of FADS)	<p>Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72 and The RSC Technical Guidelines (Standard).</p> <p>Location: All Buildings.</p>	<p>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.</p>	Within 1 month after installation

F-21	Fire Protection System(ITM of Extinguishers)	<p>Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10 and RSC Technical Guidelines (Standard).</p> <p>Locations: All Buildings.</p>	<p>Inspect, test and maintain the portable fire extinguishers and keep written records on- site, in accordance with NFPA 10 and RSC standards.</p>	<p>Within 1 month</p>
F-22	Fire Protection System(ITM of Emergency Lighting System)	<p>Inspection, testing and maintenance for the emergency lighting system was not in accordance with The RSC standard.</p> <p>Locations: All Buildings.</p>	<p>Inspect, test and maintain the emergency lighting system in the accordance with The RSC standard. Keep written records on-site.</p>	<p>Within 1 month</p>