

INITIAL FIRE SAFETY INSPECTION REPORT

Unimas Sportswear (Extension 2)

RSC ID: 25870

Address: Baghbari, Kashimpur, Gazipur Sadar, Gazipur

Geographic Location: 23.9559,90.3130

**Other Factories: Unimas Sportswear (RSC ID- 12350) and
Unimas Sportswear Ltd (New Expansion Building) (RSC ID- 24338)**



Inspected By: Nainin Nowrose

Date: 14-Nov-2024

Fire Safety Inspection Report

Unimas Sportswear (Extension 2)

Introduction:

Unimas Sportswear (Extension 2) was surveyed for fire safety on 14th November, 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): There are total 3 nos of structures in the factory compound under this RSC ID: 25870 where approval authority of all structures are LGED. The buildings are as below:

1. Warehouse Shed-1: Single storied steel shed

Construction: Dec, 2022 to Dec, 2023 & Occupied: May, 2024

Construction approved by LGED, Gazipur on 23 Nov 2022

Construction Period: New.

Per Floor area: 2700 sqm (approx.)

2. Warehouse Shed-2: Single storied steel shed

Construction: Sep, 2023 to Feb, 2024 & Occupied: Nov, 2024

Construction approved by LGED, Gazipur on 23 Nov 2022

Construction Period: New.

Per Floor area: 570 sqm (approx.)

3. Dining & Store Shed: Single storied steel shed

Construction: Jan, 2022 to Dec, 2022 & Occupied: Mar, 2023

Construction approved by LGED, Gazipur on 20 Jul 2022

Construction Period: New.

Per Floor area: 1282.52 sqm (approx.)

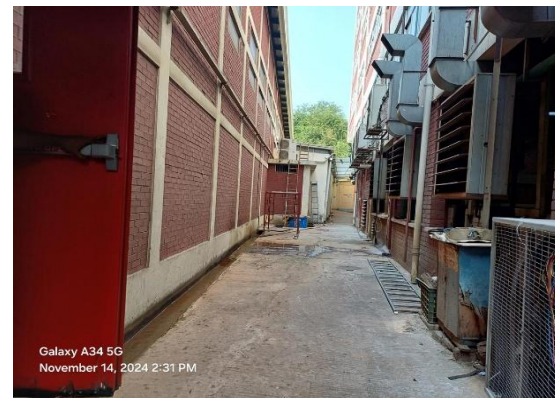
Factory Address: Baghbari,Kashimpur,Gazipur Sadar, Gazipur

Findings & Recommendations :

Table 1, 2 & 3 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.

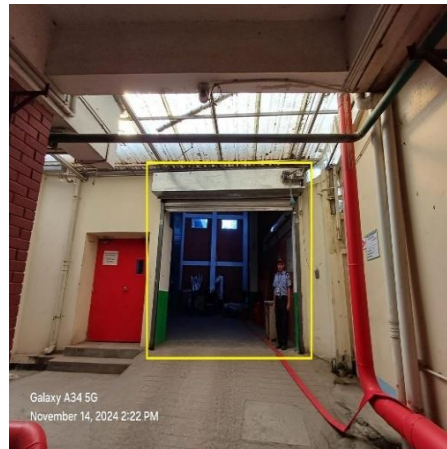
Table-1: Warehouse Shed-1

Sl No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Fire Rated Construction	The Warehouse Shed-1 was constructed at 2022-23. The construction type is unprotected steel construction. Fire Resistance Ratings of Exterior Walls is not maintaining considering the Fire Separation Distance.	The construction type shall confirm to be in accordance with BNBC 2020 Part-3, Table 3.1.7. Ensure fire resistive rated construction following Table 3.3.1 (a) Part 3 Section-3, Table 3.2.2 and Table 3.2.3 Part 3 Section 2 and Table 4.1.1 from BNBC 2020 Part 4 Section 1. Provide design philosophy to determine the construction type as per BNBC 2020. If any construction rating requires, Consult a qualified fire protection engineer to achieve the require fire rating.	Within 6 months



F-2	Fire Rated Construction	Catwalk has been constructed on High rack storage and the area of the the intermediate deck creates a full floor where the size of the deck is more than 33% of the total floor area and requires fire rated separation. Location: Warehouse Shed-1	Remove the catwalk of the intermediate deck. Or , The floor must adhere to the RSC building standards and BNBC 2020 regulations regarding fire rated construction and egress features.	Within 6 Months
 				

F-3	Fire Rated Construction	The east exit discharge path was not fire separated with New Expansion building. The egress court was not properly fire rated. The egress court has unprotected openings within 10 ft height. Location: Warehouse Shed-1	An egress court serving as a portion of the exit discharge shall be open to the sky or provided with a fire resistance rated enclosure the same as the exit enclosure. 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 3 months
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F-4	Emergency Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: Warehouse Shed-1	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-5	Means of Egress	Directional exit sign was not provided along a path of egress. Location: Warehouse Shed-1	Provide 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 exit signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated.	Within 1 month

				
F-6	Emergency Lighting	Exit signage was not illuminated. Location: Warehouse Shed-1	Regularly inspect all exit signage and replace/install lights as needed to illuminate signs.	Within 1 month
				

F-7	Means of Egress	West side exit discharge path was uneven. Locations: Warehouse Shed-1.	Remove unnecessary items and level exit path to the public way.	Within 1 month
				
F-8	Means of Egress	Shutter type door is provided at east exit. Location: Warehouse Shed-1	Replace the shutter gate along the means of egress with side-hinged, swinging egress doors in accordance with RSC standard 6.8.1.	Within 1 month.

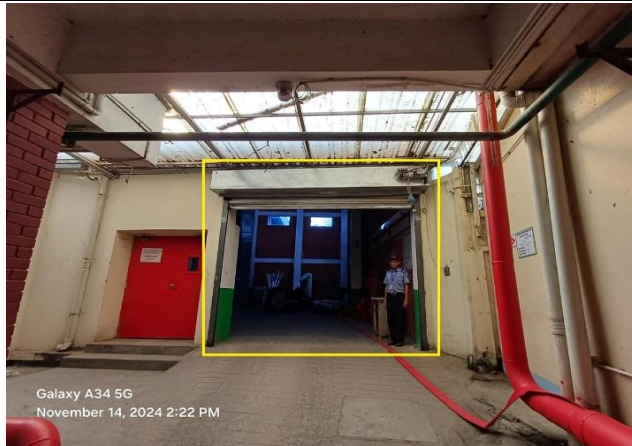


Table-2: Warehouse Shed-2

Sl No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Fire Rated Construction	The Warehouse Shed-2 was constructed at 2023-24. The construction type is unprotected steel construction. Fire Resistance Ratings of Exterior Walls is not maintaining considering the Fire Separation Distance.	The construction type shall confirm to be in accordance with BNBC 2020 Part-3, Table 3.1.7. Ensure fire resistive rated construction following Table 3.3.1 (a) Part 3 Section-3, Table 3.2.2 and Table 3.2.3 Part 3 Section 2 and Table 4.1.1 from BNBC 2020 Part 4 Section 1. Provide design philosophy to determine the construction type as per BNBC 2020. If any construction rating requires, Consult a qualified fire protection engineer to achieve the require fire rating.	Within 6 months
 				

F-2	Fire Rated Construction	The north exit discharge path was not fire separated with Dining & store shed. The egress court was not properly fire rated. The egress court has unprotected openings within 10 ft height were available with Dining & store shed.	An egress court serving as a portion of the exit discharge shall be open to the sky or provided with a fire resistance rated enclosure the same as the exit enclosure. 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 3 months
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F-3	Means of Egress	West side exit discharge path was uneven. Locations: Warehouse Shed-2.	Remove unnecessary items and level exit path to the public way.	Within 1 month
				
F-4	Means of Egress	Aisle marking is not provided. Location: Warehouse Shed-2.	Provide minimum aisle widths of 36-inch. All the aisles shall be marked properly and free from any kind of obstruction.	Within 1 Month



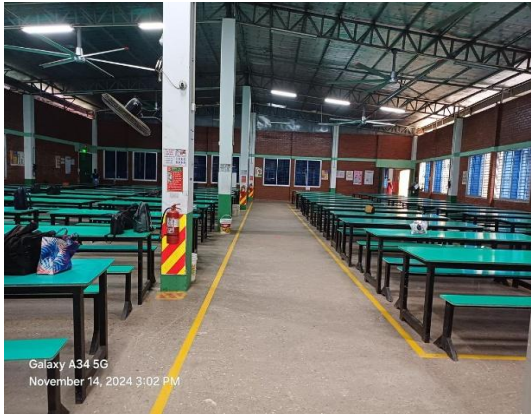
F-5	Emergency Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: Warehouse Shed-2.	Test the emergency lighting system on each floor and provide additional emergency fixtures to supply adequate illumination 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
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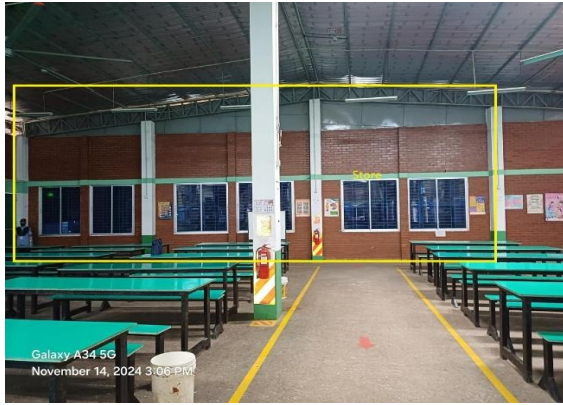
F-6	Emergency Lighting	Exit signage was not illuminated. Location: Warehouse Shed-2	Regularly inspect all exit signage and replace/install lights as needed to illuminate signs.	Within 1 month
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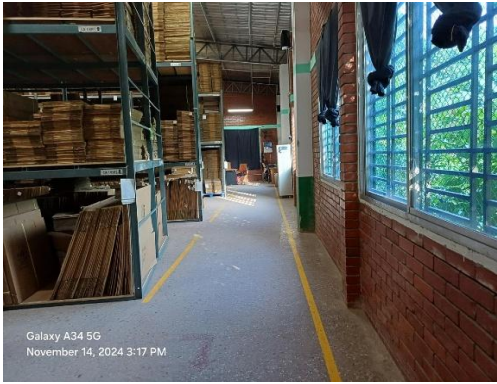


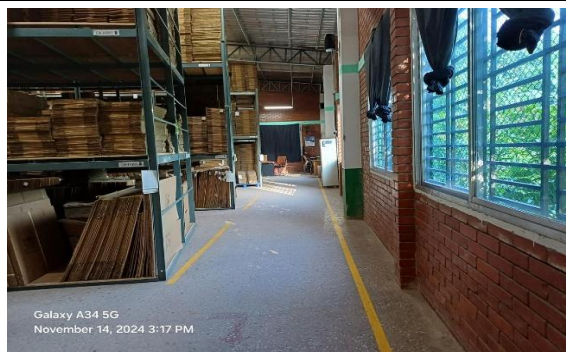
Table-3: Dinning & Store Shed

Sl No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Fire Rated Construction	The Dining & Store Shed was constructed at 2022. The construction type is unprotected steel construction. Fire Resistance Ratings of Exterior Walls is not maintaining considering the Fire Separation Distance.	The construction type shall confirm to be in accordance with BNBC 2020 Part-3, Table 3.1.7. Ensure fire resistive rated construction following Table 3.3.1 (a) Part 3 Section-3, Table 3.2.2 and Table 3.2.3 Part 3 Section 2 and Table 4.1.1 from BNBC 2020 Part 4 Section 1. Provide design philosophy to determine the construction type as per BNBC 2020. If any construction rating requires, Consult a qualified fire protection engineer to achieve the require fire rating.	Within 6 months
 				

F-2	Fire Rated Construction	Liquefied or compressed gas cylinders were located within the factory (kitchen & kitchen store) without adequate fire separation. Location: Dining & Store Shed	Remove the liquefied or compressed flammable gas cylinders. The storage or use of liquefied or compressed flammable gas (LPG/CNG) cylinders within the factory building as per section 3.4.2.1.11 of RSC Technical Guidelines (Standard)¹ V1.0. Or, Factory shall follow the requirements RSC Published "SUPPLEMENTARY PAPER ON TECHNICAL GUIDANCE NOTE FOR USE OF LIQUIFIED OR COMPRESSED FLAMMABLE GAS IN FACTORY PREMISES" to use or store liquefied or compressed flammable gas cylinders in the factory premises.	Within 3 Months
 				

F-3	Fire Rated Construction	Dining area (I3) was not separated by fire rated construction with adjacent store room (H2). Location: Dining & Store Shed	The dining area (I3) is not permitted with storage area (H2) following table 3.2.1 of BNBC-2020. Required number of exits for entire dining arrangement shall lead directly to safe discharge path without passing through another occupancies.	Within 3 months
 				

F-4	Emergency Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes and at exit stairs on all floors. Location: Dining & Store Shed	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-5	Emergency Lighting	Directional exit sign was not provided along a path of egress. Location: Dining & Store Shed	Provide 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 exit signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated.	Within 1 month



F-6	Human Element Program	The required no smoking signs are not present in the factory. Location: All sheds.	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.	Within 1 month
F-7	Inspection Testing and Maintenance of Emergency lighting	Inspection, testing, and maintenance for the emergency lighting system was not in accordance with RSC technical guidelines (standard).	Inspect, test and maintain the emergency lighting system in accordance with RSC technical guidelines (standard). Keep written records on-site.	Within 1 month

F-8	Inspection Testing and Maintenance of 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 on- site, in accordance with NFPA 10 and RSC standards.	Within 1 month
F-9	Fire Alarm & Detection System (FADS)	The installation of fire alarm and detection system is on going which requires a detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard). Location: All sheds.	Submit the fire alarm and detection system design to RSC for review. Once the design is reviewed, install and modify the fire detection and alarm system throughout the building in accordance with review comment, RSC Technical Guidelines (Standard) and NFPA 72. 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/modification within 4 months.

 				
F-10	ITM of Fire Alarm and Detection System	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 NFPA 72. (After Installation)	Within 1 month after installation.