

INITIAL FIRE SAFETY INSPECTION REPORT

MAS SUMANTRA 2 PRIVATE LIMITED

RSC ID: 25921

GPS Coordinates: 22.289242327430046, 91.77860856801588

SFB 08, Factory Bay Area, CEPZ, CHATTOGRAM 4223

Other Factories: N/A



Inspected By: Md. Tanvir Rahman

Date: 22-Jan-2025

Fire Safety Inspection Report

MAS SUMANTRA 2 PRIVATE LIMITED

Address: SFB 08, Factory Bay Area, CEPZ, CHATTOGRAM 4223

Introduction:

RSC ID : 25921

MAS SUMANTRA 2 PRIVATE LIMITED complex was surveyed for fire safety on **22-Jan-2025** 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

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type & Floor area	Construction Category
1	Main building	May-2018 to May-2021	April-2021 by BEPZA	Jan-24	RCC (G+5) Total area 150000 sqft & per floor 25000 sqft	Interim
2	Utility Building	May-2018 to May-2021	April-2021 by BEPZA	Jan-24	RCC (single storied) Total Area: 6000 sqft	Interim
3	Security and Recruitment Building	Mar-2022 to Jun- 2022	April-2021 by BEPZA	Jan-24	RCC (Single Storied) Area: 665 sqft	New
4	Dry Kitchen Building	Mar-2022 to Jun-2022	Mar-2022 by BEPZA	Jan-24	RCC (single storied) Total Area: 1450 sqft	New

5	Fire Hydrant Room	Dec-22	April-2021 by BEPZA	Jan-24	RCC (Single Storied) Area: 515 sqft	New
---	-------------------	--------	---------------------	--------	--	-----

Points of contact:

MOHAMMAD SAIFUL ISLAM Senior Executive -Compliance 01730739850 Mail : islams@mashholdings.com	CHAMINDA PUSHPAKUMARA Deputy General Manager -Manufacturing) 01708483991 Mail : champindapu@mashholdings.com
	

Findings & Recommendations :

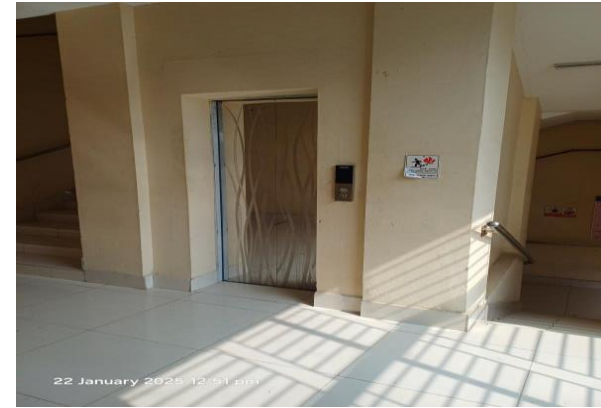
Table 1 summarizes the major fire safety issues identified during the inspection. Recommendations have been provided to address each issue. An implementation schedule shall be developed by the factory to remediate each of the findings. The specific timing of improvements, including any requested extensions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

Table-1:

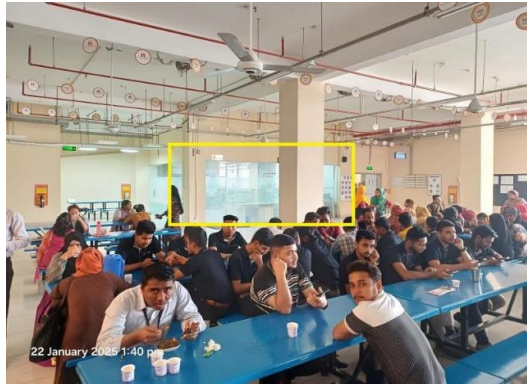
Sl No.	Category	Findings	Required Action	Remediation Time Frame
F-01	Fire Rated Construction	Female prayer room was not separated from the CMD and packing area during the inspection.	Separate the female prayer room from the CMD,Packing area as per BNBC 2006, Table 3.2.1. Seal and/or protected all openings to maintain fire separations.	Within 3 months



F-02	Fire Rated Construction	Elevator shafts are directly open into exit enclosure which is a violation of RSC technical guideline-6.14.3.	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 doors. (In new construction, elevators shall not open into an exit enclosure RSC technical guideline-6.14.3. So, rearrange the facility to provide separate enclosure for lifts. If not possible anyway provide a minimum 2-hr fire- rated elevator shaft with listed fire rated lift landing door to separate from each floor level.) Elevators shall not open into an exit enclosure as per RSC technical guideline-6.14.3. So, separate the stair enclosure from elevator shaft although the building.	Within 3 months
------	-------------------------	---	---	-----------------



F-03	Fire Rated Construction	Dining capacity (less than 300) was not separated from the Medical room and HR office during the inspection	To classify the occupancy as E4, it's necessary to limit the occupant load to 300 or below. Afterward, ensure the fire separation from other occupancies as per BNBC 2006 table 3.2.1. Additionally, ensure that there are required direct exits available for the dining facilities, or consider relocating them to a dedicated building. .	Within 3 months
------	-------------------------	---	--	-----------------



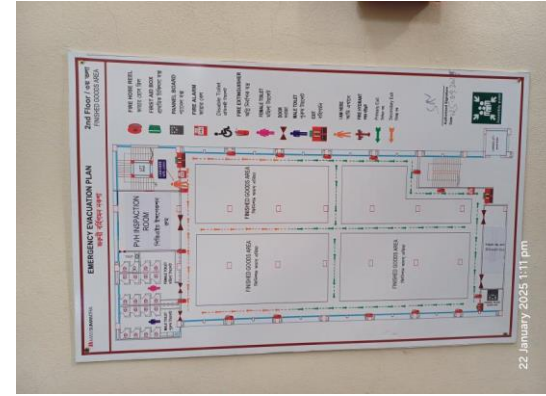
F-04	Fire Rated Construction	Trim Store at 1st floor was not separated from DB room due to cable penetration and Fabric store at ground floor was not separated from the maintenance room due to non rated glass wall and opening.	Separate the store by a minimum 1-hr fire-rated construction. Seal and/or protect all openings to maintain the required fire separations.	Within 3 months
------	-------------------------	---	---	-----------------



F-05	Fire Rated Construction	Penetrations through floor/ceiling assemblies due to PVC pipe of toilet and Electric cable riser was found unsealed and every floor toilet block area, maintenance room and the DB room at main building.	Seal all penetrations and openings in floor/ceiling assemblies by a listed through-penetration fire stop system tested in accordance with ASTM E814 or approved alternative standard to maintain minimum 3-hr. fire resistance rating. Installation shall be as per manufacturer published installation guideline and the certification authority guideline to ensure the fire-rating in accordance with section 4.7 of RSC Technical Guideline (Standard) Or, Provide a minimum 2-hr fire rated shaft to separate the penetration from each floor if required.	Within 3 months
------	-------------------------	--	--	-----------------



F-06	Means of Egress	The store was found to discharge directly into the exit enclosure without a vestibule at the finished goods store on the 2nd floor, the RM store on the 1st floor, and the raw material store on the ground floor	Openings from exit enclosure to storage and machine room spaces 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 storage and machine room side as per 6.14.3-RSC Technical Guidelines Standard V1.0. Ensure that the fire rating of the vestibule construction matches that of the exit stair enclosure. The minimum width for vestibules shall not be less than 1.1m and length 1.8m.	Within 3 months
------	-----------------	---	---	-----------------



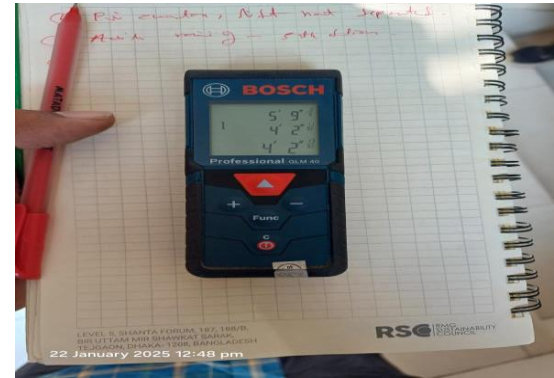
F-07	Means of Egress	The exit stairs are not separated from other spaces due to unprotected opening (Lift machine room window) and Non-functional fire door. Location: East stair, west stair, and both middle stair at the main building.	Stair shall be enclosed with a minimum 2-hr fire-rated construction. Seal all unprotected openings and provide minimum 1.5-hr fire rated doors to separate the exit stairs from work areas and other building spaces on all floor levels. The clearance under the bottom of a door shall be a maximum of 3/4 in. (19 mm). 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. Ensure that the fire doors are self-closing, 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.	Within 3 months
------	-----------------	---	--	-----------------



F-08	Means of Egress	Electric cable riser and Domestic pump and 3-pin socket/switch box was found in exit enclosure at both middle stair.	Remove all electric cable riser and domestic pump & switch box 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. 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-09	Means of Egress	The building is Interim construction and East Stair and west stair width was found less than 60 inch. East Stair (4 feet 2 inch) and west Stair (4 feet 1 inch).	Provide minimum clear and unobstructed exit stair widths of 1.5 m(60 in.) in accordance with the RSC standard 6.5.6.2.1	Within 3 months
------	-----------------	--	---	-----------------



F-10	Means of Egress	Exit discharge from the middle stair was not separated from the IT/FACP room due to non rated glass wall and also Canteen area exit discharge was not separated from the toilet area and pvc pipe penetration from above floor).	Seal all penetrations and openings to the interior of the building along the discharge path, up to a height of 10 ft., to provide a minimum 1-hr fire separation. Alternatively, provide a second remote discharge path to the public way (only include this if feasible)	Within 3 months
------	-----------------	--	--	-----------------



F-11	Means of Egress	Handrails was not provided in the exit serving discharge path stair at the ground floor.	Provide handrails on both side of exit stair having a minimum height 34 in. Intermediate handrails shall be provided when the stair width exceeds 2.2 m (87 in.).	Within 1 month
 				

F-12	Egress Lighting	Directional signs was not provided where direction of the path of travel to an exit has changed and some directional sign was not visible during the inspection. Location: 2nd and 3rd floor of the main building.	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 2 months
F-13	Means of Egress	Aisle was missing at several floor location including 5th floor and 2nd floor finished goods store and other areas during the inspection.	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 month



F-14	Means of Egress	Building did not have an updated occupant load signs at required. Locations: Main building.	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-15	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: Ground floor , 1st floor and 3rd floor and all the Exit stair enclosure.	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 2 months



F-16	Fire Alarm & Detection System (FADS)	The fire alarm detection system was found installed during the inspection. The proposed design was available on-site. Fire alarm detection system requires a detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard).	Addressable fire alarm and detection systems shall be installed throughout all buildings and structures (When complete sprinkler protection is provided throughout a floor with water flow devices designed to initiate the alarm notification, smoke and fire detection devices can be eliminated throughout that floor). Submit the proposed fire alarm system design to RSC for review. Once the design is reviewed, install 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 within 2 months and modification/ installation with 4 months
------	--------------------------------------	---	--	--



F-17	Inspection, Testing and Maintenance (ITM) of FADS.	Inspection, testing and maintenance for the fire detection and alarm system was not in accordance with standard.	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-18	Fire Suppression System (SUPS)	The building's highest occupied floor is 66 feet, where the sprinkler system is mandatory as the factory has installed sprinklers throughout the building as the primary detection system. The factory has installed a sprinkler system with a class-1 standpipe, requiring a detailed review to ensure compliance with NFPA 13, 14, 20, 22, and 24 and RSC Technical Guidelines (Standard).	Submit the fire Suppression System (fire pump, standpipe and sprinkler) design to RSC for review. Once the design is reviewed, install and modify the fire Suppression System throughout the building in accordance with review comment, RSC Technical Guidelines (Standard) and NFPA 13, 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 within 2 month and modification/ installation with 4 months
  				

F-19	Inspection, Testing and Maintenance (ITM) of SUPS	Inspection, testing and maintenance of the fire pump system is not in accordance with NFPA 25.	Inspect, test and maintain the fire pump system and keep written records on-site, in accordance with NFPA 25 and RSC standards.	Within 1 month (after installation)
F-20	Inspection, Testing and Maintenance (ITM) of SUPS	Inspection, testing and maintenance of the standpipe system is not in accordance with NFPA 25.	Inspect, test and maintain the standpipe system and keep written records on-site, in accordance with NFPA 25 and RSC standards.	Within 1 month (after installation)
F-21	Inspection, Testing and Maintenance (ITM) of SUPS	Inspection, testing and maintenance of the automatic sprinkler system is not in accordance with NFPA 25.	Inspect, test and maintain the automatic sprinkler system and keep written records on-site, in accordance with NFPA 25 and RSC standards.	Within 1 month (after installation)
F-22	Inspection, Testing and Maintenance (ITM) of Emergency light and Exit Sign	Inspection, testing, and maintenance for the exit sign and emergency lighting system was not in accordance with the RSC standard.	Inspect, test and maintain the exit sign and emergency lighting system in the accordance with the RSC standard. Keep written records on-site.	Within 1 month

F-23	Inspection, Testing and Maintenance (ITM) of Fire 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
------	--	---	---	----------------