

INITIAL FIRE SAFETY INSPECTION REPORT

REEDISHA TEXSTRIPE LTD. (EXTENSION)

RSC ID: 25962

TEKNOGPARA,SALNA,GAZIPUR,BANGLADESH

Geographical Coordinates : 24.01340058192476, 90.38298322299897

Other Factories:

1. REEDISHA TEXSTRIPE LIMITED (RSC ID: 11882)



Inspected By: Md. Kawsar Rubaiat

Date: 26-Jan-2025

Fire Safety Inspection Report

REEDISHA TEXSTRIPE LTD. (EXTENSION)

Introduction:

REEDISHA TEXSTRIPE LTD. (EXTENSION) complex was surveyed for fire safety on **26-January-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



SI No	Building Name & Description	Construction History	Period
1	Building-13: Warehouse Shed 2-storied Steel Shed (G+1) Total Approx Area: 20,925 Sq. ft	Construction Start: Jul 2017 Construction End: Feb 2018 Date of first Operation: Feb 2018 Building Approval: On 8-Dec-2016 from Rajuk	Interim
2	Building-11: Factory Shed (Unit-2) Single-storied Steel Shed Total Approx Area: 16,103 Sq. ft	Construction Start: Apr 2016 Construction End: Dec 2016 Date of first Operation: Feb 2017 Building Approval: On 8-Dec-2016 from Rajuk	Interim
3	Building-12: Idle Machine Shed Single-storied Steel Shed Total Approx Area: 2,799 Sq. ft	Construction Start: May 2017 Construction End: Aug 2017 Date of first Operation: Sep 2017 Building Approval: On 8-Dec-2016 from Rajuk	Interim
4	Building-6: New Boiler Room Single-storied RCC Deck Slab Total Approx Area: 440 Sq. ft	Construction Start: Jun 2017 Construction End: Jul 2017 Date of first Operation: Aug 2017 Building Approval: On 8-Dec-2016 from Rajuk	Interim



Factory Address: TEKNOGPARA,SALNA,GAZIPUR,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>The exterior exit stair is not separated from the building interior due to non-rated openings.</p> <p>Location: Building-13.</p>	<p>Exterior exit stairs shall be separated from the building with a rating requirement of 1 hr. fire rating for 3 or fewer stories or 2 hr. fire rating for 4 or more stories. The rating of the exterior wall shall extend 3.05 m (10ft) beyond the ends of the stair structure.</p> <p>RSC Technical Guidelines (Standard) 6.3.1.3.</p>	Within 3 months
<div style="display: flex; justify-content: space-around;">   </div>				

F-2	Means of Egress	<p>Stair-1 (East) exit access corridor from dining is not separated by fire-rated construction from the store area.</p> <p>Locations: 1st floor; Building-13.</p>	<p>Exit access corridors serving an occupant load exceeding 30 shall be separated by walls having a fire-resistance rating of 1 hr unless provided with automatic sprinkler protection throughout the story or building.</p> <p>RSC Technical Guidelines (Standard) 6.3.1.1.</p>	Within 3 months
				

F-3	Means of Egress	<p>Both exit stairs are less than the required minimum width of 1.5 meters (60 inches).</p> <p>Location: Building-13.</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
<div style="display: flex; justify-content: space-around;">   </div>				

F-4	Means of Egress	<p>Single exit travel distance exceeds the allowable limit 30 m.</p> <p>Location: GF, Carton Store, Building-13.</p>	<p>Rearrange the exit arrangement or provide additional exits. 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 6.6.2.</p> <p>RSC Technical Guidelines (Standard) 6.6.1.</p>	Within 1 month
<div style="display: flex; justify-content: space-around;">   </div>				

F-5	Fire Rated Construction	<p>Dining area (E4) is not separated by fire-rated construction from the Store area.</p> <p>Locations: 1st floor; Building-13.</p>	<p>Separate the dining area from the store with 3-hr fire-rated construction, provide minimum 3-hr. rated doors for the openings, and seal the unprotected penetrations.</p> <p>Provide required exits that lead directly to the street or exit stairwell or lead to a rated corridor or open space.</p>	Within 3 months
<div style="display: flex; justify-content: space-around;">   </div>				



F-6	Means of Egress	<p>Both Stair widths were found less than 1.5m (60 inches).</p> <p>Location: Building-13.</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
<div style="display: flex; justify-content: space-around;">   </div>				



F-7	Means of Egress	<p>The child care egress court serving as a portion of exit discharge is not separated from the building interior due to non-rated openings within 10 feet of the stair structure.</p> <p>Location: Child Care, Building-13</p>	<p>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.</p>	Within 3 months
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F-8	Fire Rated Construction	<p>The main structural elements of Building-13 (2-storied) are constructed of steel elements which are non-rated and were found in exposed condition without any fire protection.</p> <p>Location: Building-13.</p>	<p>The "Ministry of Housing and Public Works" has issued a resolution based on the recommendations from the House Building Research Institute (HBRI) and the Public Works Department (PWD) to assess structural fire protection requirements of steel buildings (unprotected non-combustible construction type) according to BNBC 2020. The construction type shall be confirmed 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.</p> <p>If any construction rating is required, Consult a qualified fire protection engineer to achieve the required fire rating.</p>	Within 6 months
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F-9	Means of Egress	<p>The south exit discharge path from Building-11 is not separated from Building-12 exterior non rated openings.</p> <p>Location: Building-11.</p>	<p>Where nonrated walls or unprotected openings enclose the exterior of the stairway and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within 3050 mm (10 ft) horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hr. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than ¾ hr.</p>	Within 3 months
<div style="display: flex; justify-content: space-around;">   </div>				

F-10	Fire Rated Construction	<p>Non-rated construction & openings were found from the Diesel & Mobil Shed (5 feet 2 inches) and Idle Machine Shed (4 feet 3 inches) away from Building-11.</p> <p>Location: Building-11. North & South Side</p>	<p>Provide the required fire-rated separation wall between two buildings as per BNBC 2006, Table 3.2.2. No opening is permitted on a 4-hr rating wall.</p>	<p>Within 3 months</p>
				

F-11	Fire Rated Construction	<p>The main structural elements of Building-11 (Single-storied) are constructed of steel elements which are non-rated and were found in exposed condition without any fire protection.</p> <p>Location: Building-11.</p>	<p>The "Ministry of Housing and Public Works" has issued a resolution based on the recommendations from the House Building Research Institute (HBRI) and the Public Works Department (PWD) to assess structural fire protection requirements of steel buildings (unprotected non-combustible construction type) according to BNBC 2020. The construction type shall be confirmed 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.</p> <p>If any construction rating is required, Consult a qualified fire protection engineer to achieve the required fire rating.</p>	Within 6 months
				

F-12	Fire Rated Construction	<p>The main structural elements of Building-12 (Single-storied) are constructed of steel elements which are non-rated and were found in exposed condition without any fire protection.</p> <p>Location: Building-12.</p>	<p>The "Ministry of Housing and Public Works" has issued a resolution based on the recommendations from the House Building Research Institute (HBRI) and the Public Works Department (PWD) to assess structural fire protection requirements of steel buildings (unprotected non-combustible construction type) according to BNBC 2020. The construction type shall be confirmed 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.</p> <p>If any construction rating is required, Consult a qualified fire protection engineer to achieve the required fire rating.</p>	Within 6 months
				
F-13	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-14	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 Buildings.</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 1 month
				

F-15	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: Building 11, 12, 13.</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
				
F-16	Human Element Program	<p>The required no-smoking signs are not present in the factory.</p>	<p>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.</p>	Within 1 month

F-17	Fire Alarm & Detection System (FADS)	<p>Automatic fire alarm & detection system installation requires detailed review to confirm compliance with NFPA-72 and RSC Technical Guidelines (Standard).</p> <p>Location: All buildings and sheds.</p>	<p>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.</p>	<p>Design Review within 2 months and installation/modification within 4 months.</p>
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F-18	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-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	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