

INITIAL FIRE SAFETY INSPECTION REPORT

LCB INTERNATIONAL (BD) LTD.

RSC ID: 25974

GPS Coordinates: 22.299926476201488, 91.77620439530268

Address: Plot 48, Sector 7, CEPZ , Chattogram

Other Factories: N/A



Inspected By: Md. Golam Kibria & Md. Tanvir Rahman

Date: 11-Feb-2025

Fire Safety Inspection Report

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Address: Plot 48, Sector 7, CEPZ , Chattogram

Introduction:

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LCB INTERNATIONAL (BD) LTD complex was surveyed for fire safety on **11-Feb-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	Building 1: PRODUCTION BUILDING	July-2019 to Dec-2020	01-July-2020 by BEPZA	Mar-21	RCC (G+6) Total Area: 106733 sqft per floor: 15521 sqft	Interim
2	Building-2: SECURITY, CHILD CARE & FIRE PUMP ROOM.	July-2019 to Dec-2020	01-July-2020 by BEPZA	Mar-21	RCC Single storied Total Area: 1930 sqft	Interim
3	Building-4: COMPRESSOR ROOM	July-2019 to Dec-2020	01-July-2020 by BEPZA	Mar-21	RCC Single storied Total Area: 1307 sqft	Interim
4	Building-5: WASTAGE SHED	Dec-2020 to Jan-2021	01-July-2020 by BEPZA	Mar-21	Steel (single storied) Total Area: 332 sqft	Interim

Points of contact:

<p>Daulat Hossan Manager,HR,Admin & Compliance 01704042760 Mail : daulat.hr@lcb-bd.com</p>	<p>Mohammad Iqbal Director 01860691568 Mail : iqbal@lcb-bd.com</p>
 <p>The image shows a business card for Daulat Hossan, Manager, HR, Admin & Compliance at LCB International (BD) Ltd. The card includes the company logo, name, title, and contact information: Plot-48, Sector-7, Chattogram Export Processing Zone, Chattogram-4223, Bangladesh. Tel: 880-31-741936, 800316; Fax: 880-31-740248; Mobile: 88-01704042760; E-mail: daulat.hr@lcb-bd.com; Website: www.lcb-bd.com.</p>	 <p>The image shows a business card for Mohammad Iqbal, MBA, LLB, Director at LCB International (BD) Ltd. The card includes the company logo, name, title, and contact information: Plot-48, Sector-7, Chattogram Export Processing Zone, Chattogram-4223, Bangladesh. Tel: 880-31-741936, 800316; Fax: 880-31-740248; Mobile: 88-01860691568; E-mail: iqbal@lcb-bd.com; Website: www.lcb-bd.com.</p>

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:

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-01	Fire Rated Construction	Medical room (D1) was not separated from the production area (G2). Location: Production building	Separated the medical room (D1) from the production area (G2) with by minimum 3 hour fire rated separation as per table 3.2.1of BNBC-2006.	Within 3 months



F-02	Fire Rated Construction	<p>Elevator shafts are directly open into production floor, separted by fire curtian Which needs details verification. Location: All floor of 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 doors. In new construction, elevators shall not be opened into an exit enclosure as per RSC technical guideline-6.14.3.</p> <p>If the fire curtain is fire rated then factroy shall submit the deisgn drawing and relevent documents to RSC for review.</p>	Within 3 months
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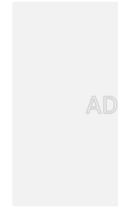
F-03	Fire Rated Construction	Dining capacity (less than 300) was not separated from the finished goods store. Location: 1st floor	<p>To classify the occupancy as E4, it's necessary to limit the occupant load to 300 or below. Afterward, ensure a three-hour fire separation from other occupancies or remove the storage and the domestic pump from the dining. Openings within such fire barriers shall be protected by opening protectives having a fire protection rating of not less than 3 hr.</p> <p>Additionally, ensure that there are required direct exits available for the dining facilities, or consider relocating them to a dedicated building. .</p>	Within 3 months
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F-04	Fire Rated Construction	<p>The fabric store on the ground floor and the finished goods at first floor, as well as the finished goods on the 6th floor, discharge directly into the stair enclosure, where a vestibule has not been provided.</p>	<p>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.</p>	Within 3 months
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F-05	Fire Rated Construction	<p>Penetrations through floor/ceiling assemblies due to Plumbing pipe and electric cable riser are found unsealed and every floor toilet area and floor area at the production building.</p>	<p>Seal all penetrations and openings in floor/ceiling (full thickness of the floor/ceiling: minimum 3 hr.) assemblies by third-party certified fire rated materials to maintain the fire resistance rating.</p> <p>or,</p> <p>Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required.</p>	Within 3 months
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F-06	Means of Egress	<p>The exit stairs are not separated from other spaces due to non functional fire door Location: Stair-1 & 2 at production building.</p>	<p>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). 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.</p>	Within 3 months
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F-07	Means of Egress	Non compliant sliding door was found at 6th floor and the 1st floor inspection room. Location production building	Replace all collapsible gates/ sliding doors/ rolling shutter doors along the means of egress with side-hinged, swinging egress doors. Doors in a means of egress shall have a minimum width of 1 m (39in.) as per section 6.5.6 of RSC Technical Guidelines If locks are required for security reasons, utilize specialized door locking features complying with NFPA101.	Within 3 months
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F-8	Means of Egress	Handrail height was found less than 34 inch at stair 1 & 2 at production building and fire pump room.	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.	Within 3 months
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F-9	Means of Egress	Parapet height was found less than 42 inch at production floor roof.	Extend the parapet to maintain minimum 42 inch in height	Within 1 month
<div style="display: flex; justify-content: space-around;">   </div>				
F-10	Means of Egress	Exit discharge path from the stair-2 was found less than 10 feet and was not separated from the others occupancy due to unprotected opening of the exhaust fan. Location: Main building.	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



F-11	Egress Lighting	Directional signs are not provided where direction of the path of travel to an exit has changed. Location: 6th, 4th and ground floor of the Production 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
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F-12	Means of Egress	Exit serving fire rated door width was found less than 39 inch at the ground floor.	Doors in a means of egress shall have a minimum width of 1 m (39 in.).	Within 1 month
<div style="display: flex; justify-content: space-around; align-items: center;">   </div>				
F-13	Egress Lighting	<p>Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes.</p> <p>Location: 6th ,4th, 3rd and ground floor of the production 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 2 months



F-14	Human Element Programmes	Updated Fire evacuation maps is not posted at the entrance of all exit stair. Locations: Production building	Fire evacuation maps shall be posted at the entrance to each exit stair.	Within 1 months
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F-15	Fire Alarm & Detection System (FADS)	<p>The fire alarm detection system has been installed .Fire alarm detection system requires a detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard).</p> <p>Location: All Buildings.</p>	<p>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).</p> <p>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.</p> <p>After installation the owner shall conduct internal testing and commissioning and then contact the RSC for witness of final acceptance testing.</p>	<p>Design within 2 months and modification/ installation with 4 months</p>
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F-16	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-17	Fire Suppression System (SUPS)	The building's highest occupied floor is 74 feet 3 inch, where the sprinkler system is not mandatory but factory has installed sprinklers throughout the building as the. 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 months and modification/ installation with 4 months



F-18	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-19	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-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 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 3 months
F-22	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 2 months