

INITIAL FIRE SAFETY INSPECTION REPORT

Chic Wings (BD) Intimates Co. Ltd.

RSC ID: 26165

GPS Coordinates: 22.299620967867227, 91.77287629609928

Address: Plot # 01, Sector # 07/A, South Haliashahar, CEPZ, Chattogram-4223, Bangladesh.

Other Factories: N/A



Inspected By: Md. Golam Kibria

Date: 03-Mar-2025

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Address: Plot # 01, Sector # 07/A, South Haliashahar, CEPZ, Chattogram-4223, Bangladesh.

Introduction:

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Chic Wings (BD) Intimates Co. Ltd. complex was surveyed for fire safety on **03-Mar-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	Production Building	Jun-2012 to Sep-2015	01-Aug-2011 by BEPZA	Feb-2016, as Hana S&B Ltd, Then Gesinha Outdoor Ltd (Upto March 2022), Then Chic Wings (BD) Intimates Co. Ltd. from Dec 2024	(G+5), 5th/Top floor is partially occupied shed. Total Area: 65197 sft. Per floor: 11895 sft. Top floor: 5726 sft.	Interim
2	Security Building & Fire Command Room	Jun-2012 to Sep-2015	01-Aug-2011 by BEPZA	Feb-2016	Single Storied, RCC Total Area: 218 sft.	Interim
3	Utility Building	Feb-2024 to Nov-2024	31-Jan-2024 by BEPZA	Nov-2024	B+G Storied, RCC Total Area: 5985 sft.	New
4	Old Transformer Room	Jun-2012 to Sep-2015	01-Aug-2011 by BEPZA	Feb-2016	Single Storied, RCC Total Area: 199 sft.	Interim

Points of contact:

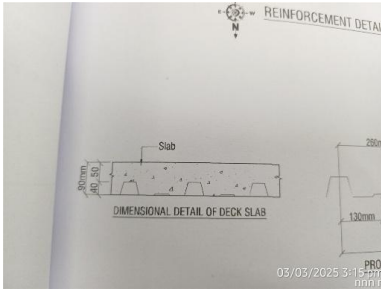
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Findings & Recommendations :

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	The building height is found 79 feet 9 inch, and non-rated steel construction (exposed condition without any fire protection) is found at 5th floor of the building (canteen area). Non-rated steel construction is also found at ground floor (independent steel column supporting only the corrugated decking slab of ground floor (extension portion only beyond mezzanine area)). Also non-rated 2/3 nos. maintenance steel beam, steel bracing, non-rated connecting stair is found on 1st floor with exit stair-3 are found others floor. This is violation of RSC Technical Guidelines clause -3.6.2.4 Location: Production Building.	As per RSC Technical Guideline and BNBC 2006, The Fire rating of the structure requires to be confirmed as per BNBC 2006. 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 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-02	Fire Rated Construction	The corrugated decking slab portions (extension of mezzanine slab) above ground floor fails to meet the RSC building standard and BNBC requirements for floor- to-floor separation and related criteria. The area of the intermediate deck creates a separate floor, as the size of the deck exceeds 33% of the total floor area, requiring fire-rated separation. Location: Production Building (in between ground and 1st floor).	The total area of mezzanine floors in a building shall not exceed one-third the plinth area of the building. Or , Maintain fire separation (3hr for type 1) between floor to floor as per BNBC 2006 Table 3.3.1. Provide required fire rating on the rack/building structural elements if required, by following Table-3.2.4, 3.1.9 & Table 4.4.1 of the RSC Technical Guidelines Standard or Table 3.3.1 of 2006. Consult a qualified fire protection engineer to design the rated construction barriers in between two floors and in structural members. Factory shall submit all required product datasheet, installation design along with design philosophy to RSC for review prior to installation on site. The floor must adhere to the RSC building standards and BNBC regulations regarding fire separation and egress features.	Within 6 Months
  				
F-03	Fire Rated Construction	Elevator shafts are directly open into production floor and separated by fire rated doors which need detail verification. Location: All floor of Production Building.	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.	Within 3 Months



F-04	Fire Rated Construction	The Medical & Child Care room is not separated by fire rated construction due to the unprotected openings from others occupancies at ground floor of production building which were attached to each other. Location: Ground floor of Production Building.	Separate the Medical & Child Care Building from the Main Factory Building with a minimum 3-hour fire-rated construction. Seal and/or protect all openings to maintain the required fire separations. Or Relocate all to exterior of the building and maintain a minimum 3m (10 ft.) spatial separation distance from the building.	Within 3 Months
 				

F-05	Fire Rated Construction	Floor to floor penetration due to expansion joint at first floor were found in production building which were not separated by fire rated construction or fire rated sealant. Location: 1st floor of Production 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's design criteria to ensure the required fire-rating.	Within 3 Months
 				
F-06	Fire Rated Construction	Dining area is not separated from adjacent occupancies (RO Plant) with fire rated assemblies. Location: 5th/Top floor of Production Building.	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 RO plant 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. Additionally, ensure that there are required direct exits to the stair enclosure.	Within 3 Months

				
F-07	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location: 1st and 3rd floor of Production Building.	Provide defined storage areas and limit the storage arrangement as follows: Maximum height of 2.45 m and maximum area of 23 m² and is separated by a minimum 3.0 m (10ft) from other storage areas and they do not exceed 10 percent of the building area of the story in which they occur. or, If sprinkler protected, Maximum height 12 ft (3.66 m) and maximum area of 1000 ft² (93 m²) and separated by at least 25 ft (7.62 m) and does not constitute more than 10 percent of the building area or 4000 ft² (372 m²) of the sprinklered area, whichever is greater. or, Enclose the storage area from the surrounding occupancy with a minimum 1 hour construction	Within 3 Months
				

F-08	Means of Egress	Dedicated storage room (Finished goods store, fabric store) is found on ground floor during the inspection, and no vestibules were found with exit stair enclosure-3 as discharges from the storage room is directly to the exit stair enclosures-3. Location: Ground Floor of Production Building (Stair-3).	Openings from exit enclosure to Storage areas/ basements/ transformer rooms/ generator rooms/ boiler rooms and similar normally unoccupied spaces shall be provided with a vestibule with fire rated construction and openings in accordance with section 6.14.3 of RSC Technical Guidelines (Standard)¹ V1.0. . Provide a 1.5 hr. fire rated door on the exit stair side and a 1-hr. fire rated door on the Store, generator, sub-station room side . Ensure that the fire rating of the vestibule construction matches that of the exit stair enclosure as per RSC Technical Guidelines (Standard)¹ V1.0. section 6.14.3. The minimum width for vestibules shall not be less than 1.1m and length 1.8m.	Within 4 Months
 				

F-09	Means of Egress	The exit stairs are not separated from work areas, and other spaces due to non functional fire doors, and penetrations with operational areas. Location: Stair-1, 2, & 3 of Production Building.	The exit stair enclosure shall be provided with a minimum 1-hr fire resistance rating for buildings with 3 or fewer stories and a minimum of 2-hr. fire resistance rating for buildings 4 or more stories. Provide 1-hr. fire rated door and seal all penetrations and openings by 1 hr. fire rated fire rated barrier construction for building with 3 or fewer stories. Provide 1.5 hr. fire rated door and seal all penetrations and openings by 2 hr. fire rated fire rated barrier construction for building with 4 or more stories in accordance with section 6.3.1.2 of RSC Technical Guidelines (Standard)¹ V1.0. Provide a fire-resistive rated assembly between the exterior exit stairs and the building up to 10 ft. beyond the end of the stair to achieve the required separation. The rated assembly shall be approved and/or designed by a qualified fire protection engineer. Ensure that the fire doors are self-closing and 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.	Within 3 Months
				

F-10	Means of Egress	Building does not have occupant load signs at required locations on all floors. Location: Production Building	Post the occupant load for every assembly and production floor in a facility in a conspicuous space near the main exit or exit access doorway for the space in accordance with RSC Technical Guidelines (Standard) ¹ V1.0 Section 6.4.4.	Within 1 Month
F-11	Means of Egress	Building does not have stair/floor level designation signs at required locations on all floors. Location: Production Building	Provide stair designation sign at at each floor entrance from the stair to the floor in English and Bengali. Signs shall indicate the name of the stair and the floor level. Signs shall be posted adjacent to the door in accordance with RSC Technical Guidelines (Standard) ¹ V1.0 Section 6.9.3.	Within 1 Month
F-12	Means of Egress	Headroom is found less than 6 feet 8 inches in adjacent to exit with exit stair-3 at 5th floor/top floor. Location: 5th floor/top floor of Production Building	All means of egress shall have a minimum ceiling height of 2.3 m (7 ft 6 in.) with projections from the ceiling not less than 2.03 m (6 ft 8 in.). The minimum ceiling height shall be maintained for at least 2/3 of the space or room as long as the remaining area shall be not less than 2.03 m (6 ft 8 in.). Headroom on stairs shall not be less than 2.03 m (6 ft 8 in.) as per RSC Technical Guideline (Standard) section of 6.3.3.	Within 3 Months
 				

F-13	Means of Egress	Exit stairs serve more than 5 stories and do not have required re-entry provisions as per standard Location: Production Building	Every door in a stair enclosure serving more than 5 stories shall be provided with re-entry unless it meets RSC standard 6.8.3.1	Within 1 Month
F-14	Means of Egress	Uneven walking surface were found and exceed a slope of 1 in 20 in the direction of travel. Location: Egress Court and top floor of Production Building.	Walking surfaces shall be mostly level; however, shall not exceed a slope of 1 in 20 in the direction of travel unless meeting the requirements for ramps in 6.10 shall meet the requirements for RSC Technical Guidelines (Standard) V1.0 Section 6.3.4.2 Remove unnecessary items and level exit path to the public way.	Within 1 Month
 				

F-15	Means of Egress	Aisles mark is found missing at 4th floor of production building. Location: 4th floor of Production Building	Aisles shall be provided with a minimum unobstructed clear-width of 0.9 m (36 in.).	Within 1 Month
				

F-16	Means of Egress	Width of stair-3 is found less than 1.5 m (60 in.) Location: Stair-1, 2, and 3 of Production Building	Stairs shall have a minimum width of 1.5 m (60 in.) for interim period building.	Within 3 Months
				

F-17	Means of Egress	Handrail height is found less than 34 inch at stair 1, 2, and 3 of production building and intermediate handrail is missing at ground floor discharge point.	Provide handrails on both sides of the exit stair. 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.). 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.). Handrail shall construct in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12.	Within 3 Months
 				

F-18	Means of Egress	Parapet is found missing at accessible roof of stair-2.	Provide parapets or guards with a minimum height of 1067mm (42 inch.) in accordance with RSC Technical Guidelines (Standard) ¹ V1.0 Section 6.12.	Within 1 Month
				

F-19	Means of Egress	The egress court from the stair-3 and utility building was found less than 10 feet and was not separated from the others occupancy (building interior) due to unprotected window opening and exhaust fan. Location: North and South Side of Production 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 in accordance with section 6.17.2 of RSC Technical Guidelines (Standard)¹ V1.0. 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.	Within 3 Months
 				

F-20	Egress Lighting	Illumination level of exit signs and directional signs are found inadequate. Also directional signs are not provided adequately where direction of the path of travel to an exit has changed. Location: All floor of Production Building.	Lighted exit signs shall be placed at entrance to an exit. Additionally, directional exit signs shall be placed throughout the facility anywhere the continuation of the egress is not obvious. Lighted exit signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated as per standard.	Within 2 Months
 				

F-21	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: All floor of the Production Building.	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-22	Human Element Programmes	Fire drill are not performed as required.	Fire drills shall be conducted on a monthly basis as outlined in BNBC 2020 Part 4 Appendix A.	Within 3 Months
F-23	Human Element Programmes	The required no smoking signs are not present in the factory.	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. Smoking sign shall post in accordance with section 13.5 of of RSC Technical Guideline (Standard)	Within 1 Month

F-24	Human Element Programmes	Evacuation map needs to be updated and emergency evacuation plan is found missing. Locations: Production Building	Updated fire evacuation maps shall be posted at the entrance to each exit stair and emergency evacuation plan needs to be developed.	Within 3 Months
				

F-25	Fire Alarm & Detection System (FADS)	The fire alarm and detection system has been installed, which requires a detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard). Location: All Buildings.	Submit the as built fire alarm and detection system drawing and documents to RSC for review. Once the design is reviewed, install/modify the fire alarm and detection system throughout the building in accordance with review comment, RSC Technical Guidelines (Standard) and NFPA 72. After installation/modification 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 within 4 Months
  				
F-26	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-27	Fire Suppression System (SUPS)	The highest occupied floor of production building from the grade level is 63 feet 3 inch. So class-III standpipe system is required for the entire building and was found installed during the inspection. Standpipe and hose system with fire pump installation require a detailed review to ensure compliance with NFPA 14, 20, and RSC Technical Guidelines (Standard).	Submit the standpipe and hose system drawing and documents to RSC for review. Once reviewed, install or modify the standpipe and hose system throughout the building in accordance with RSC Technical Guideline (Standard) and NFPA 14, 20. After installation the owner shall contact the RSC for witness of conducting the final acceptance testing of the standpipe and hose system.	Design within 2 Months and Modification/ Installation within 4 Months



F-28	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-29	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-30	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-31	Fire Suppression System (Fire Extinguisher)	Fire extinguishers are not provided as per standard. CO2 Extinguishers are not found beside the electrical distribution board.	Portable Fire Extinguishers shall install as per RSC Technical guidelines (Standard) 5.6. Extinguishers shall be placed so that maximum travel distance to the nearest unit shall not exceed 30 m (100ft). Mounting height shall meet RSC Technical guidelines (Standard) 5.6.2.1 & 5.6.2.2	Within 3 Months
				
F-32	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