

INITIAL FIRE SAFETY INSPECTION REPORT

Santic (Bangladesh) Co. Ltd.

RSC ID: 26154

GPS Coordinates: 23.886686895410495, 90.29739544838247

Address: Aukpara, Ashulia, Savar, Dhaka, Bangladesh.

Other Factories: N/A



Inspected By: Md. Ferdaus Jaman & Muntasir Ahmed Nasif

Date: 27-February-2025

Fire Safety Inspection Report

Santic (Bangladesh) Co. Ltd.

Introduction:

Santic (Bangladesh) Co. Ltd. (ID: 26154) complex was surveyed for fire safety on **27-February-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

There are total 4 structures are covered under this RSC ID 26154. The buildings are as below:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied Date	Structure Type and Total Floor Area (meter square)	Construction Category
1	Building-01 (Main Building) Partially 4-Storeyed Production Building	Mar-2019 to Nov-2023	Permit drawing not found (DIFE, On 19-Feb-2024)	Aug-2023	Steel (22207.487)	Interim
2	Building-02 (Dining Building) 3 storied RC Building (G+2)	Mar-2019 to Dec-2020	Permit drawing not found (DIFE, On 19-Feb-2024)	Nov-2024	RCC (1375.35)	Interim
3	Building-03 (Utility Building) Single storied Steel building	May-2019 to Dec-2019	Permit drawing not found (DIFE, On 19-Feb-2024)	Jan-2020	Steel (352.103)	Interim
4	Building-04 (Pump Room) Single storied RC basement structure	Jan-2024 to Jun-2024	Permit drawing not found	Jan-2025	RCC (69.67)	New

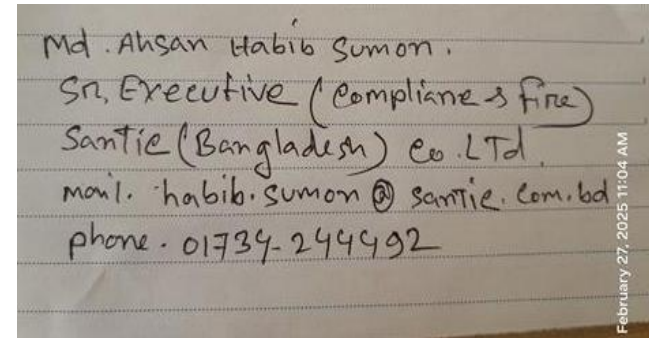
Factory Address: Aukpara, Ashulia, Savar, Dhaka, Bangladesh.

Points of contact:

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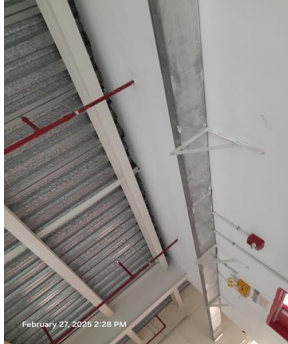


Findings & Recommendations :

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:

Sl No.	Category	Findings	Required Action	Remediation Time Frame
F-01	Means of Egress	Building-01: The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction due to non-functional fire-rated doors and missing doors for the main building.	Provide minimum 2-hr fire rated construction for buildings 4 storied or more and 1-hr for up to 3 storied. Seal all unprotected openings to separate the exit stairs from work areas and other spaces on all floor levels by 90 minutes for 2 hr construction and 60 minutes for 1-hr construction. Ensure that the fire rated doors are self-closing and positive latching and that they are provided with fire exit (panic) hardware where serving production floors and provide vestibules to avoid direct discharge from storage to exit stair enclosure. If fire rated doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system.	Within 3 months
				

F-02	Fire Rated Construction	Building-01: Unsealed penetrations and openings are located in the exit stair enclosures. Location: In all stairs on each floors.	Remove the electrical cable from the exit stair to a safe location and seal all penetrations and openings in exit stair enclosure walls to maintain by minimum 2-hrs fire rated separations.	Within 1 month
 				
F-03	Fire Rated Construction	Building-01: Unsealed penetrations and openings are located in the fire rated floor/ceiling assemblies (plumbing pipe penetration in toilet blocks, electrical cable risers, sprinkler drain lines, etc.) on all floors.	Seal all penetrations and openings in floor/ceiling assemblies to maintain the fire separation at least by 3-hr. The used sealer shall be 3rd party certified and installation shall be as per manufacturer's guideline. or, Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required. or, Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor level or seal all penetrations and openings in floors/ceiling assemblies by 3-hr fire rated listed/certified materials. The installation of such fire rated materials shall be following certified design.	Within 3 months

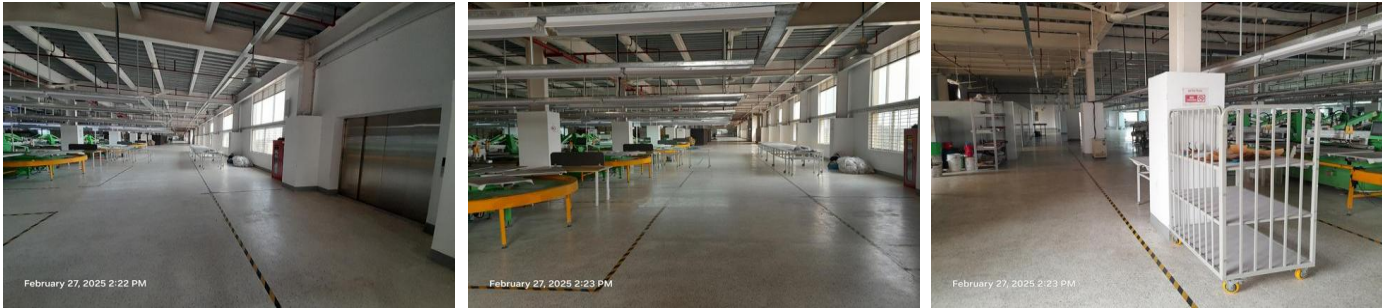
				
F-04	Fire Rated Construction	Building-01: Rooms used for combustible storage are not properly separated by fire rated construction due to unprotected openings (non-functional doors) and penetrations in the rated walls. Location: Fabric warehouse and accessories store on ground floor.	Separate or seal the unprotected openings and penetrations of the storage rooms by a minimum 1-hr fire rated construction and 0.75-hr fire rated door.	Within 3 months
				

F-05	Fire Rated Construction	Building-01: Areas used for combustible storage are not separated by fire-rated construction. Location: On 2nd floor.	Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction. Where separate storage rooms are not feasible, provide defined storage areas and limit the storage arrangement as follows: -Maximum height of 2.4m and maximum area of 23m2 -If sprinkler protected: maximum height of 3.66m and maximum area of 93m2 Separate areas of unenclosed combustible storage by a minimum clear distance of 3m.	Within 3 months
				

F-06	Fire Rated Construction	Building-01: Two nos. elevator shafts are directly open into the inside of the floor area on all floors of main building.	Provide a minimum 2-hr fire rated construction to separate the elevator shaft from each floor level. Seal all penetrations and openings in floors/ceiling assemblies to maintain the fire separation.	Within 3 months
				
F-07	Fire Rated Construction	Building-01: The main structural element of the building is constructed by steel element which is non-rated and were found in exposed condition without any fire protection.	The building shall be Type 1 or Type 2 construction as required in BNBC 2006 Part 3 Table 3.2.4. So, provide require rating for the structural elements of the building following BNBC 2006-Table 3.2.4, 3.1.9 and 3.3.1. Factory shall ensure that all the design, datasheet, certificate, and design-philosophy has been reviewed from the RSC prior to installing the passive fire protection system.	Within 6 months
				

F-08	Means of Egress	Building-01: The travel distance for Group H (storage) occupancies exceeds 30 meter (100 ft.). Additionally, the storage rooms have only one exit. Location: Fabric warehouse and accessories store on ground floor.	The common path of egress travel for Group H (storage) occupancies with not more than 30 occupants shall not exceed 30 m (100 ft). For single exit maximum allowable occupants 30 and travel distance 30 m (100 ft).	Within 3 months
				
F-09	Means of Egress	Building-01: Electrical DB panels and RO plant was found in the exit stair-3 & 4 respectively on 3rd floor.	Remove the electrical DP panels and RO plant from exit stair to a safe location. Otherwise, Separate from the exit stair from electrical DP panels and RO plant by a minimum 2-hrs fire rated construction.	Within 1 month
				

F-10	Means of Egress	Building-01: Sliding doors are provided at building exits, exit stairs, along egress routes, exit discharge on ground floor.	Replace all collapsible gates/ sliding doors/ rolling shutter doors along the means of egress with side-hinged, swinging egress doors. If locks are required for security reasons, utilize specialized door locking features complying with NFPA101.	Within 1 week
 				
F-11	Means of Egress	Building-01: Aisles marks were found missing at several locations on the production floor. Location: On 2nd & 1st floor.	Aisles shall be provided with a minimum unobstructed clear-width of 0.9 m (36 in.).	Within 1 month
  				

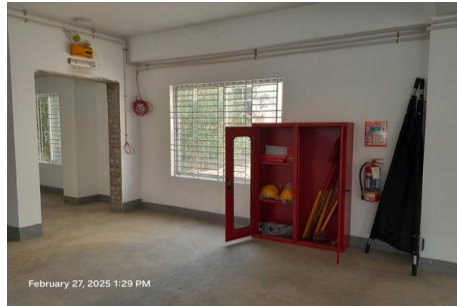
F-12	Means of Egress	Building-01: Fire evacuation maps are not posted at the entrance to each exit stair.	Fire evacuation maps shall be posted at the entrance to each exit stair.	Within 1 month
F-13	Means of Egress	Building-01: The building did not have stair designation signs or occupant load signs at the required locations.	Stair designation signs shall be provided 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. 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-14	Egress Lighting	Building-01: Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: On all floors.	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 1 month
				

F-15	Egress Lighting	Building-01: The directional signs are not provided where there is a change in direction and where the continuation of the egress path is not obvious. Location: On all floors.	Install 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 1 month
				
F-16	Egress Lighting	Building-01: Exit signs are not provided at exit. Location: On all floors.	Provide exit signs above all exits to the exterior and all doors to the exit stair	Within 1 month
				

F-17	Egress Lighting	Building-01: Manual on-off switch is provided for emergency lighting / exit signage units.	Remove manual on/off switches from emergency lighting /exit signage units to prevent them from being switched off.	Within 1 month
				
F-18	Inspection, Testing & Maintenance (Fire)	For all structures: Inspection, testing, and maintenance for the emergency lighting system were not in accordance with The RSC Technical Guidelines (Standard).	Inspect, test and maintain the emergency lighting system in the accordance with The RSC Technical Guidelines (Standard) and keep written records on-site.	Within 1 month
F-19	Fire Alarm & Detection System (FADS)	For all structures: Automatic fire alarm and detection system installation works were found underway of all 4 structures.	Submit the automatic fire alarm and detection system drawing as per NFPA 72 to RSC for review. Once reviewed, install or modify the automatic fire alarm and detection system throughout the buildings in accordance with RSC Technical Guideline (Standard) and NFPA 72. After installation, the owner shall contact the RSC for witness of conducting the final acceptance testing of the automatic fire alarm and detection system.	Design Review within 2 months and installation within 5 months

				
F-20	Inspection, Testing & Maintenance (Fire)	For all structures: 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-21	Fire Suppression System (SUPS)	Building-01: The maximum height of occupied floor from road level is more than 33 feet (53 feet 5 inch) and less than 75 feet. and the factory is installing an automatic fire sprinkler system throughout the building in lieu of the detection system. So, automatic fire sprinkler system along with Class-I standpipe system is mandatory for this building.	Submit the Fire Pump, Standpipe and Automatic Sprinkler System drawing as per NFPA 13, 14, 20, 22 and 24 to RSC for review. Once reviewed, install or modify the Automatic Sprinkler System along with Class-I standpipe system throughout the building in accordance with RSC Technical Guideline (Standard) and NFPA 13, 14, 20, 22 and 24. After installation, the owner shall contact the RSC for witness of conducting the final acceptance testing of the SUPS (standpipe) system.	Design Review within 2 months and installation within 5 months.
				

F-22	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the fire pump is not in accordance with NFPA 20, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the fire pump in accordance with NFPA 20, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 month (after installation)
F-23	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the standpipe system is not in accordance with NFPA 14, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the standpipe system in accordance with NFPA 14, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 month (after installation)
F-24	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the sprinkler system is not in accordance with NFPA 14, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the sprinkler system in accordance with NFPA 14, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 month (after installation)
F-25	Inspection, Testing & Maintenance (Fire)	For all structures: 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
F-26	Means of Egress	Building-02: The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction.	Provide minimum 2-hr fire rated construction for buildings 4 storied or more and 1-hr for up to 3 storied. Seal all unprotected openings to separate the exit stairs from work areas and other spaces on all floor levels by 90 minutes for 2 hr construction and 60 minutes for 1-hr construction. Ensure that the fire rated doors are self-closing and positive latching and that they are provided with fire exit (panic) hardware where serving production floors and provide vestibules to avoid direct discharge from storage to exit stair enclosure. If fire rated doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system.	Within 3 months

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F-27	Fire Rated Construction	Building-02: Unsealed penetrations and openings are located in the fire rated floor/ceiling assemblies (plumbing pipe penetration in toilet blocks, electrical cable risers, sprinkler drain lines, etc.) on all floors.	Seal all penetrations and openings in floor/ceiling assemblies to maintain the fire separation at least by 3-hr. The used sealer shall be 3rd party certified and installation shall be as per manufacturer's guideline. or, Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required. or, Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor level or seal all penetrations and openings in floors/ceiling assemblies by 3-hr fire rated listed/certified materials. The installation of such fire rated materials shall be following certified design.	Within 3 months
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F-28	Means of Egress	Building-02: Electrical DB panel was found in the exit stair2 on ground floor.	Remove the electrical DP panel from exit stair to a safe location. Otherwise, Separate from the exit stair from electrical DP panel by a minimum 2-hrs fire rated construction.	Within 1 month
				
F-29	Means of Egress	Building-02: Width of both exit stairs (stair 1: 40 & stair 2: 42 inch) are found less than 1.5 m (60 in.).	In new and interim construction stairs shall have a minimum width of 1.5 m (60 in.) for all industrial occupancies.	Within 3 months
				

F-30	Egress Lighting	Building-02: Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: On all floors.	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 1 month
F-31	Means of Egress	Building-02: Fire evacuation maps are not posted at the entrance to each exit stair.	Fire evacuation maps shall be posted at the entrance to each exit stair.	Within 1 month
F-32	Means of Egress	Building-02: The building did not have stair designation signs or occupant load signs at the required locations.	Stair designation signs shall be provided 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. 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-33	Fire Rated Construction	Building-03: Some cables and combustible materials were found in the generator room.	Remove cables and combustible materials from the generator room to a safe location.	Within 1 month

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F-34	Egress Lighting	Building-03: Exit signs are not provided at exit. Location: Generator room, Transformer room and Compressor room.	Provide exit signs above all exits to the exterior and all doors to the exit stair.	Within 1 month
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