

INITIAL FIRE SAFETY INSPECTION REPORT

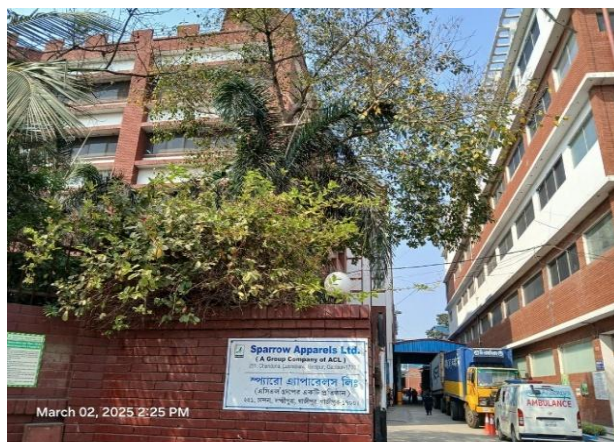
Sparrow Apparels Ltd. (Extension)

RSC ID: 26029

Latitude: 23:9935, Longitude: 90:4052

Address: Plot No. 251, Chandona, Laxmipura, Gazipur

Other Factories: Sparrow Apparels Ltd. - 10188



Inspected By: Mohammad Anayet Hossain, Protik Kumar Das

Date: 02-March-2025

Fire Safety Inspection Report

Sparrow Apparels Ltd. (Extension)(ID-26029)

Introduction:

Sparrow Apparels Ltd. (Extension) complex was surveyed for fire safety on **02-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

There are total 9 structures covered under this RSC ID 26029. All the nine structures are ancillary. The buildings are as below:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	ETP-BUILDING# 5	Oct-2021 to Oct-2024	25 July-2019 (RAJUK- Dhaka)	Nov-2024	5-Storied (B+G+4) RCC Building	Interim
2	NEW WAREHOUSE (SHED)	Mar-2023 to Sep-2024	09 July-2024 (RAJUK- Dhaka)	Oct-2024	Steel Shed (G+2)	New
3	FABRIC SEGREGATION (SHED)	Oct-2017 to Jan-2020	No construction drawing is found	Jun-2020	G+1 Steel Shed	Interim
4	WASHING STORE (SHED)	Oct-2017 to Jan-2020	No construction drawing is found	Jun-2020	Single Storied (G+M)Steel Shed	Interim
5	CHEMICAL STORE (SHED)	Apr-2022 to Dec-2022	No construction drawing is found	Jan-2023	Single Storied Steel Shed	New
6	ATM BOOTH	Jan-2018 to Mar-2018	No construction drawing is found	Jun-2018	Single Storied RCC Building	Interim
7	MOTOR CYCLE PARKING (SHED)	Jan-2018 to Aug-2018	No construction drawing is found	Sep-2018	Single Storied Steel Shed	Interim
8	BYCYCLE PARKING (SHED)	Jan-2018 to Aug-2018	No construction drawing is found	Sep-2018	Single Storied Steel Shed	Interim
6	PLAY GROUND (SHED)	Jan-2018 to Aug-2018	No construction drawing is found	Sep-2018	Single Storied Steel Shed	Interim

Factory Address: Plot No. 251, Chandona, Laxmipura, Gazipur

Points of contact:

Khandaker Imrul Azad
General Manager-HR & Compliance
+8801817048514
Mail: azadimrul@sparrow-group.com



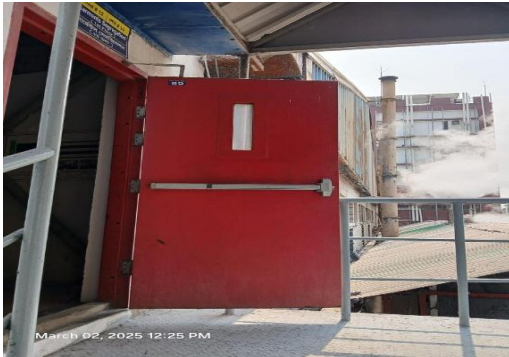
Md.Sumon Rana
Sr. Manager - Electrical & Fire Safety
+8801302367424
Mail: engr.sumon@sparrow-group.com



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.

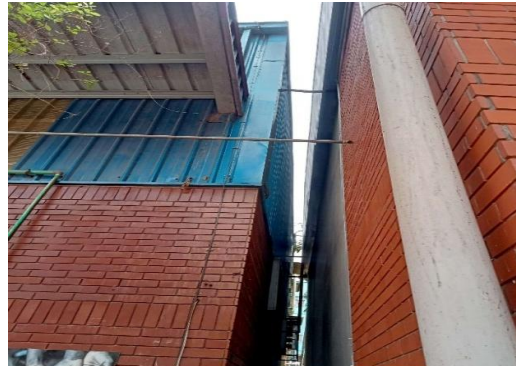
Table-1: All structures under this ID.

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-01	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancy/areas. Location: 1st floor of Fabric Segregation Shed.	Rooms used for storage of combustible materials shall be separated from the surrounding occupancy with a minimum 1 hour construction in accordance with section 3.4.2.1.5 of RSC Technical Guideline (Standard).	Within 3 months
 				

F-02	Fire Rated Construction	Chemical storage rooms (Group J-Hazardous occupancy) located at ground floors is not properly fire separated from surrounding occupancies (Child care & Medical) due to openings and penetrations. Location: Washing Store Shed.	Provide a 4-hour fire-rated construction barrier to separate the chemical store from the surrounding production/combustible storage areas. The 4-hour fire-resistive separation shall have no openings/ no unprotected openings therein and shall provide a fire resistance for at least four hour. Chemical stores shall comply with BNBC 2006, Part 3, Section 2.13. or, Ensure exempt amounts of chemical are located on chemical stores with other occupancy as per Table 3.2.7 (BNBC 2006).	Within 3 months
 				

F-03	Fire Rated Construction	The main structural element of the new building is steel which is non-rated construction and were found in exposed condition without any fire protection. Location: New Warehouse (Shed), Chemical Store (Shed).	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-04	Fire Rated Construction	The main structural element of the interim building which is non-rated construction and were found in exposed condition without any fire protection. Location: Fabric Segregation (Shed), Washing Store (Shed).	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-05	Fire Rated Construction	Fire Resistance Ratings of Exterior Walls do not maintaining considering the Fire Separation Distance. Location: New Warehouse (Shed), Washing Store Shed, Chemical Store shed & Fabric Segregation Shed.	The exterior walls shall have a fire resistance and opening protection as specified in BNBC 2006, Tables 3.2.2 and Part 3 Section 2.4.1.3.	Within 6 months

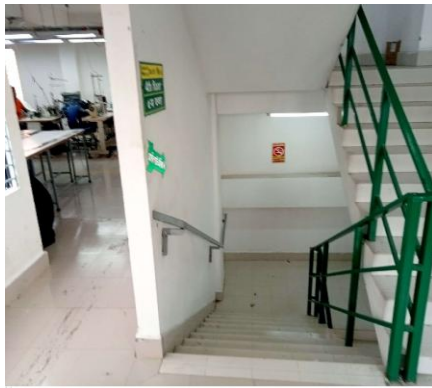


F-06	Fire Rated Construction	The intermediate deck portions above ground floor fails to meet the RSC building standard and BNBC requirements for floor-to-floor separation, stair separation, and related criteria. The area of the intermediate deck creates a separate floor, as the size of the deck exceeds 33% of the total floor area, requiring fire-rated separation. Location: New Warehouse Shed.	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 2020 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 2020. 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. 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 floor must adhere to the RSC building standards and BNBC regulations regarding fire separation and egress features.	Within 6 months
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F-07	Means of Egress	Electrical distribution board were located in the 3rd floor of exit stair-1 enclosure in ETP Building-5.	Remove and re-locate all electrical panels & distribution board from exit stair enclosures.	Within 3 months
 				

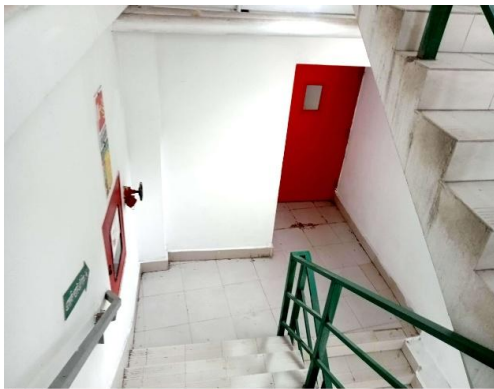
F-08	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction. Location: ETP Building-5 (Both Stair), New Warehouse Shed, Fabric Segregation Shed.	The exit stair enclosure shall be provided with a minimum 1-hr fire resistance rating for buildings with 3 or fewer stories and a minimum of 2-hr. fire resistance rating for buildings 4 or more stories. Provide 0.75 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. 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
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F-09	Means of Egress	The maximum travel distance exceeds the allowable limit (30 m/100 feet for storage (H2) occupancy) which is not meet Section 6.13 of RSC Technical Guidelines (Standard) and BNBC 2006 Part 4 Section 3.15.1 requirement. Location: 1st floor store room at Fabric Segregation shed. Available: 135 feet.	Travel distance to reach an exit for interim and existing buildings shall not exceed the values listed in BNBC 2006 Part 4 Section 3.15.1 for storage (H) occupancy as per Section 6.13.1 of RSC Technical Guidelines (Standard).	Within 3 months
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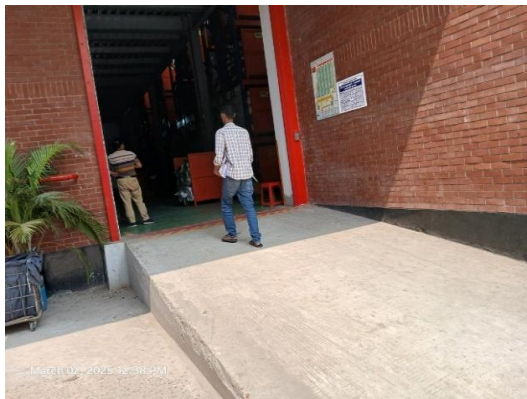
F-10	Means of Egress	Dead-end corridor exceed 50 ft in non-sprinklered area for storage (H2) occupancy. Location: 1st floor store room at Fabric Segregation shed. Available: 60 feet.	For Existing and Interim Construction: Reconfigure the egress arrangement to reduce the maximum dead-end corridor to meet Table 6.13.3 of RSC Technical Guidelines (Standard).	Within 3 months
F-11	Means of Egress	Stair-2 (North-East stair) clear width was found less than 60 in. Location: ETP Building-5.	Stairs shall have a minimum clear width of 60 in. for all industrial occupancies as per RSC Technical Guideline (Standard) section of 6.5.6.	Within 3 months
				

F-12	Means of Egress	Doors are swing out over stair-2 (North-East stair). Location: 1st floor of ETP Building-5.	A landing shall be provided on both sides of doors used in the means of egress to facilitate uninterrupted egress of occupants. Door shall not swing out over stairs. Landings with same width as the stair clear width shall be provided at each level and at intermediate landings.	Within 3 months
				
F-13	Means of Egress	The guards/handrails have gaps that are too large, allowing a sphere 200 mm (8 in.) in diameter to pass through. Location: Both stair of ETP Building-5.	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-14	Fire Rated Construction	Exit stairs (Both exit) are discharge the occupants inside the building. Location: New Warehouse Shed.	1. Modify stair to discharge directly outside. Or 2. Provide 2-hr fire-rated exit passageway leading directly outside (vestibules to separate any storage areas). Note: A maximum of 50 percent of the number and capacity of the exit enclosures can discharge through areas on the level of exit discharge where all the conditions described in RSC building standard 6.17.3 are met.	Within 3 months



F-15	Means of Egress	Non compliant rolling shutter door provided along means of egress. Location: Ground floor of New Warehouse Shed.	Replace all collapsible/sliding/shutter type doors & gates by the side-hinged swinging type doors in accordance with section 6.8.1 of RSC Technical Guidelines (Standard)¹ V1.0. All doors in a means of egress shall be of the side-hinged swinging type. Roll--down and sliding gates and shutters shall not be allowed. Doors serving an occupant load of more than 50 shall swing in the direction of egress travel.	Within 1 month
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F-16	Means of Egress	Updated Fire evacuation map is not posted and updated at the entrance of all exit stair. Location: All Building & Sheds.	Update the fire evacuation map and shall be posted at the entrance to each exit stair in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 13.3.	Within 1 month
F-17	Means of Egress	Building does not have occupant load signs at required locations on all floors. Location: All Building & Sheds.	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-18	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: All Building & Sheds.	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. Illumination on means of egress shall meet in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 10.12.2.	Within 3 months
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). Location: All Building & Sheds.	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	Fire Alarm & Detection System (FADS)	An addressable fire alarm system has installed in the factory building premises. Fire detection system installation requires to detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard). Location: All Building & Sheds.	Submit the fire alarm and detection system design to RSC for review. Once the design is reviewed, install and modify 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 Review within 2 months and installation/modification within 4 months.



F-21	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). Location: All Building & Sheds.	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-22	Fire Suppression System (SUPS)	The factory has installed a standpipe & Hose system that requires a detailed review to confirm compliance with NFPA 14,20, 24 and RSC Technical Guidelines (Standard). Location: ETP Building-5.	Submit the standpipe system drawing to RSC for review. Once reviewed, install or modify the standpipe system throughout the building in accordance with RSC Technical Guidelines (Standard)¹ V1.0. and NFPA 14, 20,22 and 24. After installation the owner shall contact the RSC for witness of conducting the final acceptance testing of the standpipe system.	Design Review within 2 months and installation/modification within 4 months.



F-23	Inspection, Testing & Maintenance (Fire)	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 Technical Guidelines (Standard) ¹ V1.0.s.	Within 1 month (after installation)
F-24	Inspection, Testing & Maintenance (Fire)	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 Technical Guidelines (Standard) ¹ V1.0.s.	Within 1 month (after installation)
F-25	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10. Location: All Building & Sheds.	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