

INITIAL FIRE SAFETY INSPECTION REPORT

Southend Sweater Co Ltd (Extension)

RSC ID: 26010

Geographical Coordinates: 23.89099293454, 90.3632899271

Address: House # 12, Road # 01, Ashutia, Dhour, Turag, Dhaka-1230

Other Factories: Southend Sweater Co Ltd (ID: 9939)



Inspected By: Mahfuza Khanom and Protik Kumar Das

Date: 06-Feb-2025

Fire Safety Inspection Report

Southend Sweater Co Ltd (Extension)

Introduction:

RSC ID : 26010

Southend Sweater Co Ltd (Extension) complex was surveyed for fire safety on **06-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

There are 9 structures in the factory premises. Among them 5 structures have been covered in the previous inspections (RSC ID- 9939). There are total 4 structures covered under this RSC ID 26010. The buildings under RSC ID-26010 are as below:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	Main Factory Building	Jun-2022 to Jul-2024	Approved from RAJUK on 02-December-2024 Approved from DIFE on 21-October-2024	Sep-2024	RCC	New
2	Utility Building	Feb-2023 to Dec-2023		Sep-2024	RCC	New
3	Sub Station Building	Jul-2022 to Dec-2023		Sep-2024	RCC	New
4	Fire Control Building	Jul-2022 to Dec-2023		Sep-2024	RCC	New

Factory Address: House # 12, Road # 01, Ashutia, Dhour, Turag, Dhaka-1230

Points of contact:

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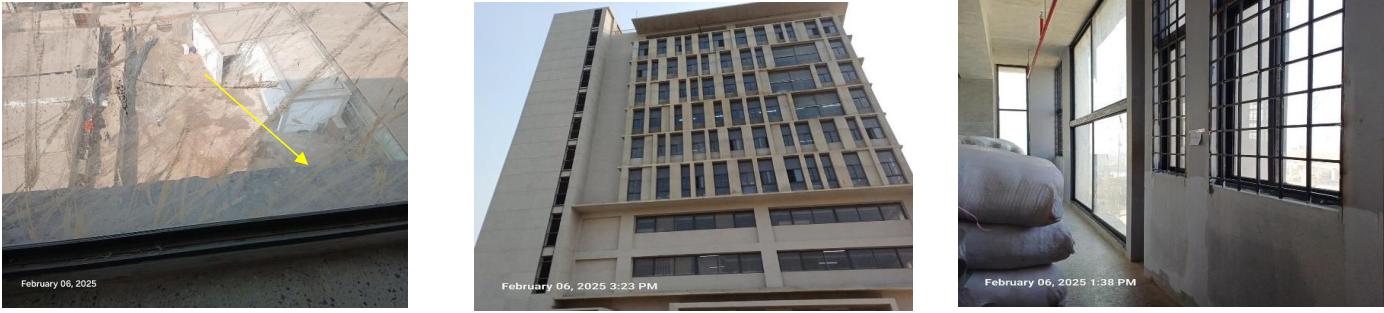
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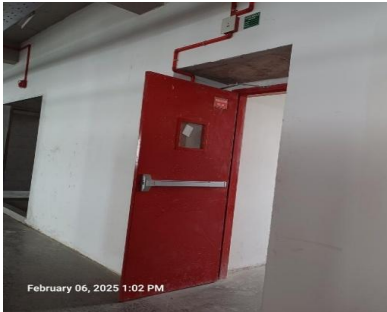


Findings & Recommendations :

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	Unprotected openings in the exterior wall in two consecutive floors lying within 1.5 m and vertical spread of fire is not restricted. Location: Main Factory Building.	Permitted unprotected openings in the exterior wall in two consecutive floors lying within 1.5 m laterally or vertically shall be separated with flame barriers as similar as sunshades or cornices or projected wall at least 750 mm from the external face of the exterior wall. The flame barrier shall have a fire resistance rating of not less than three-fourths hour as per BNBC 2020- Part-III Chapter 3: 3.1.9.2.	Within 3 months
				

F-02	Fire Rated Construction	Unsealed penetrations and openings are located in the fire rated floor/ceiling assemblies (Electrical cables, Toilet pipes). Fire rated doors are installed at BBT cable riser room and doors are found open with magnetic door holder, but fire alarm & detection system is found non-functional during inspection. Gap below fire rated door is found more than maximum allowable limit. In addition, adequate fire rating has not been ensured for toilet pipes. Location: All floors of Main Factory Building	Seal all penetrations and openings in floor/ceiling assemblies to maintain the fire separation at least by 3-hr. If fire stopping materials with proprietary design are used for seal, then it shall be classified for the purpose it is used for. Also the installation shall be as per the proprietary design it has been tested with. Or Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required. Ensure that the fire doors are self-closing and positive latching. If fire doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system. The clearance under the bottom of a fire rated door shall be a maximum of 3/4 in. (19 mm).	Within 3 months
   				

F-03	Fire Rated Construction	Lift discharges inside work floors which are located without proper fire rated separation. Fire rated doors are installed at lift shaft area and doors are found open with magnetic door holder, but fire alarm & detection system is found non-functional during inspection. Gap below fire rated door is found more than maximum allowable limit. Smoke seal of fire rated door is found damaged in several locations. Location: All floors of Main Factory Building	Separate the lift from workplace by a minimum 2-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations. Ensure that the fire doors are self-closing and positive latching. If fire doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system. The clearance under the bottom of a fire rated door shall be a maximum of 3/4 in. (19 mm). Replace/install the non-functional/missing fire door accessories and properly inspect, test & maintain fire door as per NFPA 80.	Within 3 months
 				

F-04	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location: 8th, 1st and Ground floor in Main Factory 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 a 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-05	Fire Rated Construction	The required fire separation distance does not comply with the requirements of BNBC 2020 for Main Factory Building with other tenants.	The exterior walls shall have a fire resistance and opening protection as specified in BNBC 2020 Part 3 Table 3.2.2 & 3.2.3 and BNBC 2020 Part 3 Section 2.4.1.3.	Within 4 months
				

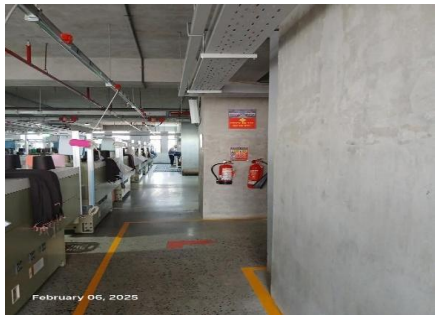
F-06	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction in Main Factory Building due to- i. Unsealed penetrations are located in exit stair enclosure. ii. Fire rated doors are installed at exit stair enclosure and doors are found open with magnetic door holder, but fire alarm & detection system is found non-functional during inspection. iii. Gap below fire rated door is found more than maximum allowable limit. Smoke seal of fire rated door is found damaged in several locations.	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. 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. The clearance under the bottom of a fire rated door shall be a maximum of 3/4 in. (19 mm). Replace/install the non-functional/missing fire door accessories and properly inspect, test & maintain fire door as per NFPA 80.	Within 3 months
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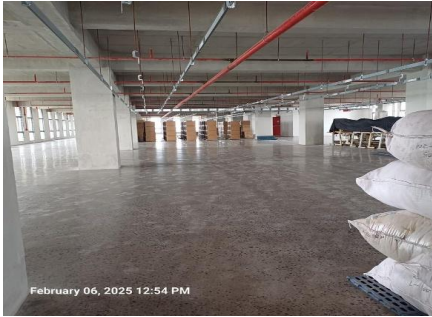
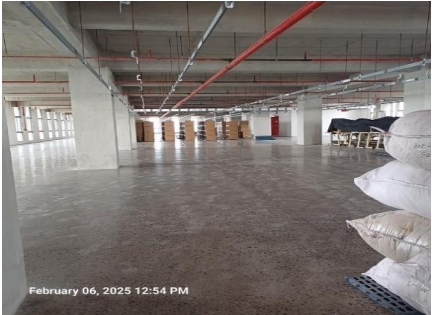


F-07	Means of Egress	Building did not have occupant load signs in 9th floor Main Factory Building and assembly and proper stair designation signs at required locations on all floors.	Provide occupant load signs and appropriate stair designation signs at required locations. Post the occupant load for every assembly and production floor in a facility in a conspicuous space near the main exit or exit access doorway for the space.	Within 1 month
 				

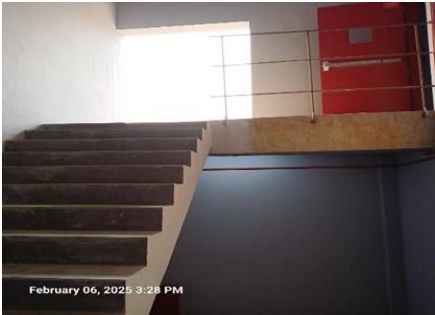
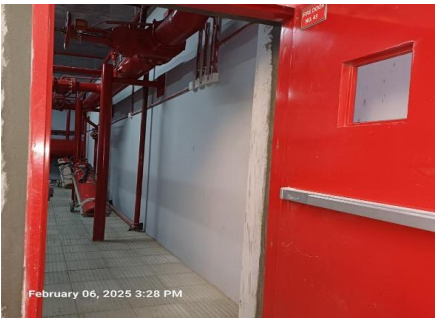
F-08	Means of Egress	Fire evacuation maps is not posted at the entrance of all exit stair.	Fire evacuation maps shall be posted at the entrance to each exit stair.	Within 1 month
				

F-09	Means of Egress	Handrails are provided on both sides of the exit stair on all floors but handrails height is found more than 38 in. as measured from tread.	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.	Within 3 months
				
F-10	Egress Lighting	Exit signage is not illuminated during testing (burned out, broken, etc.) in Main Factory Building 2nd floor (Packing area), Fire Control Building.	Regularly inspect all exit signage and emergency lighting system as per RSC Technical Guidelines (Standard) and replace/install lights as needed to illuminate signs.	Within 1 month

				
F-11	Egress Lighting	Exit signage is not provided along a path of egress. Directional signs are not provided where direction of the path of travel to an exit has changed. Location: 9th floor exits, 6th floor near stair-1 in Main Factory Building	Provide 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 exit signs shall be provided with either battery backup or uninterruptible power supply systems and shall be continuously illuminated.	Within 1 month
				
F-12	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: Main Factory Building and other ancillary buildings	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-13	Means of Egress	Exit stairs serve more than 5 stories and do not have required reentry provisions on all floors.	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	Aisles mark is missing in several locations of floors in Main Factory Building.	Aisles shall be provided with a minimum unobstructed clear-width of 0.9 m (36 in.).	Within 1 month
 				

F-15	Means of Egress	Guards are not provided at open sides of means of egress that exceed 760 mm (30 in.) above the floor or finished ground below. Location: Utility Building	Guards shall be provided at all open sides of means of egress that exceed 760 mm (30 in.) above the floor or finished ground below. Guards shall have a minimum height of 1067 mm (42 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.).	Within 1 month
		 		
F-16	Means of Egress	Handrails are not provided on both sides of the exit stair in Fire Control Building Basement floor.	Provide handrails on both sides of the exit stair. Intermediate handrails shall be provided when the stair width exceeds 2.2 m (87 in. 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.	Within 1 month

				
F-17	Fire Rated Construction	The fire pump room located in Basement floor in Fire Control Building is not provided with adequate fire separation. Installation of fire rated door is on going.	Provide fire pump room with 2 hr. rated fire separation when not sprinklered and 1 hr rated fire separation when provided with automatic sprinklers in accordance with NFPA 20. Or, Physically separate the pump room from the protected building by a minimum of 50 ft. (15.3 m) in accordance with NFPA 20. Fire pump room shall be directly accessible or it shall be accessible through an enclosed passageway from an enclosed stairway or exterior exit. The enclosed passageway shall have a fire-resistance rating not less than the fire-resistance rating of the fire pump room.	Within 3 months
				

F-18	Fire Alarm & Detection System (FADS)	The fire alarm system installation requires detailed review to confirm compliance with NFPA 72 and RSC technical guidelines (Standard) [For all structures].	Submit as-built drawings, testing records, equipment certification and other relevant documentation to the RSC for review. Once reviewed, install or modify the fire detection and alarm system (where required) throughout the building in accordance with RSC technical guidelines (Standard) and NFPA 72. The factory management shall contact RSC to conduct the final acceptance testing after the installation, testing & commissioning.	Design- within 2 month Modification if required- within 4 months
  				

F-19	Fire Alarm and Detection System (ITM FADS)	Inspection, testing and maintenance for the fire detection and alarm system was not in accordance with NFPA 72.	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-20	Fire Protection System (Sprinkler)	The high-rise building has an occupied floor greater than 23 meter (75 feet) and installation of automatic sprinkler protection along with standpipe system is ongoing. The automatic sprinkler and standpipe system installation requires detailed review to confirm compliance with NFPA 13, 14, 20, 22, 24 and the RSC Technical Guidelines (Standard) [For Main Factory Building].	Submit the Automatic Sprinkler, Standpipe and Fire Pump System drawing and documents to RSC for review. Once reviewed, install or modify the Automatic Sprinkler System throughout the building in accordance with RSC Technical Guideline (Standard) and NFPA 13, 14, 20, 22 and 24. After installation, the factory shall contact the RSC for witness of conducting the final acceptance testing of the SUPS (Sprinkler with standpipe) system.	Design- within 2 month Modification if required- within 4 months
				

F-21	Fire Protection System (ITM Standpipe)	Inspection, testing, and maintenance for the Standpipe system is not in accordance with NFPA 25 or as per RSC standard.	Inspect, test and maintain the standpipe system, and keep written records on-site, in accordance with NFPA 25 or as per RSC standard.	Within 1 month after installation
F-22	Fire Protection System (ITM Fire Pump)	Inspection, testing, and maintenance for the fire pump is not in accordance with NFPA 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the fire pump system, and keep written records on-site, in accordance with NFPA 25 or as per RSC standard.	Within 1 month after installation
F-23	Fire Protection System (ITM Sprinkler)	Inspection, testing, and maintenance for the Sprinkler system is not in accordance with NFPA 13, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the Sprinkler system in accordance with NFPA 13, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 month after installation
F-24	Egress Lighting (ITM)	Inspection, testing and maintenance for the emergency lighting system was 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). Keep written records on-site.	Within 1 month

F-25	Human Element Program	Fire drills are not conducted according to section 13.2 of RSC Technical Guidelines (Standard) V1.0.	Fire drills shall be conducted according to section 13.2 of RSC Technical Guidelines (Standard) V1.0.	Within 3 months
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