

INITIAL FIRE SAFETY INSPECTION REPORT

Hi-Tech Performance Apparels Ltd.

RSC ID: 26021

26/2/3, 2nd Colony, Mazar Road, Mirpur-1, Dhaka-1216

Geographical Coordinates : 23.79200363210143, 90.34941172224153

Other Factories:

N/A



ADD



Inspected By: Md. Kawsar Rubaiat

Date: 11-Mar-2025

Fire Safety Inspection Report

Hi-Tech Performance Apparels Ltd.

Introduction:

Hi-Tech Performance Apparels Ltd. complex was surveyed for fire safety on **11-March-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 the 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

SI No	Building Name & Description	Construction History	Period
1	Shed-1: Single Storied Steel Shed Total Approx Area: 13,365 Sq. ft	Construction Start: Feb 2004 Construction End: Nov 2004 Date of first Operation: Previously occupied under Knit Horizon Ltd. in Feb 2005; Currently occupied under Hi-Tech Performance Apparels Ltd. since Feb 2018 Building Approval: No Building Approval was found. DIFE Approval: 22-Sep-2022	Existing
2	Shed-2 Single Storied Steel Shed Total Approx Area: 9,296 Sq. ft	Construction Start: Feb 2004 Construction End: Nov 2004 Date of first Operation: Previously occupied under Knit Horizon Ltd. in Feb 2005; Currently occupied under Hi-Tech Performance Apparels Ltd. since Feb 2018 Building Approval: No Building Approval was found. DIFE Approval: 22-Sep-2022	Existing

3	Shed-3 Single Storied Steel Shed Total Approx Area: 1,254 Sq. ft	Construction Start: Feb 2004 Construction End: Nov 2004 Date of first Operation: Previously occupied under Knit Horizon Ltd. in Feb 2005; Currently occupied under Hi-Tech Performance Apparels Ltd. since Feb 2018 Building Approval: No Building Approval was found. DIFE Approval: 22-Sep-2022	Existing
4	Shed-4: Single Storied Steel Shed Total Approx Area: 2,680Sq. ft	Construction Start: Feb 2004 Construction End: Nov 2004 Date of first Operation: Previously occupied under Knit Horizon Ltd. in Feb 2005; Currently occupied under Hi-Tech Performance Apparels Ltd. since Feb 2018 Building Approval: No Building Approval was found. DIFE Approval: 22-Sep-2022	Existing
5	Shed-5: Single Storied Steel Shed Total Approx Area: 2,486 Sq. ft	Construction Start: Feb 2004 Construction End: Nov 2004 Date of first Operation: Previously occupied under Knit Horizon Ltd. in Feb 2005; Currently occupied under Hi-Tech Performance Apparels Ltd. since Feb 2018 Building Approval: No Building Approval was found. DIFE Approval: 22-Sep-2022	Existing

6	Shed-6: Single Storied Steel Shed Total Approx Area: 304 Sq. ft	Construction Start: Feb 2004 Construction End: Nov 2004 Date of first Operation: Previously occupied under Knit Horizon Ltd. in Feb 2005; Currently occupied under Hi-Tech Performance Apparels Ltd. since Feb 2018 Building Approval: No Building Approval was found. DIFE Approval: 22-Sep-2022	Existing
7	Building-1 (Generator Building): Single Storied RCC Total Approx Area: 456 Sq. ft	Construction Start: Feb 2010 Construction End: Mar 2010 Date of first Operation: Previously occupied under Knit Horizon Ltd. in Mar 2010; Currently occupied under Hi-Tech Performance Apparels Ltd. since Feb 2018 Building Approval: No Building Approval was found. DIFE Approval: 22-Sep-2023	Existing

8	Building-2 (Security & Childcare Room): Single Storied RCC Total Approx Area: 760 Sq. ft	Construction Start: Feb 2004 Construction End: Nov 2004 Date of first Operation: Previously occupied under Knit Horizon Ltd. in Feb 2005; Currently occupied under Hi-Tech Performance Apparels Ltd. since Feb 2018 Building Approval: No Building Approval was found. DIFE Approval: 22-Sep-2022	Existing
---	---	---	----------

Factory Address: 26/2/3, 2nd Colony, Mazar Road, Mirpur-1, Dhaka-1216

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 approval.

Table-1:

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy, exceeding the allowable limit Location(s): Shed-1.	Provide defined storage areas and limit the storage arrangement as follows: - 1. General Condition: Maximum height of 2.4m and maximum area of 23m². Separate areas of unenclosed combustible storage by a minimum clear distance of 3m. - or, 2. 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. - or 3. Enclose the storage area from the surrounding occupancy with a minimum 1-hour construction.	Within 3 months
 				

F-2	Fire Rated Construction	The boiler room is not separated by fire-rated construction due to openings Location(s): Shed-1.	Separate the boiler room by a minimum 1-hr fire-rated construction for non-high rise, and 2-hr fire-rated construction for high rise. Seal and/or protect all openings to maintain the required fire separations. When located to the exterior of a building, a 3m (10 ft.) spatial distance shall be maintained around the boiler room as per RSC Technica Guidelines (Standard) 3.4.2.1.2. Ensure proper ventilation for the boiler/compressor room.	Within 3 months
 				

F-3	Means of Egress	Sliding doors have provided along means of egress. Location(s): Shed-1.	Replace all sliding-type doors & gates with side-hinged swinging-type doors. If locks are required for security reasons, utilize special door locking features complying with NFPA 101.	Within 1 month
				

F-4	Means of Egress	Headroom measured less than 80 inches in the west exit. Location(s): Shed-1.	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.).	Within 1 month
				

F-5	Means of Egress	Directional Exit signage was not provided along the path of egress where there was a change in the direction for the path of travel, and the direction to an exit was not obvious. Location(s): Shed-1.	Provide directional 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 directional signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated.	Within 1 month
				
F-6	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location(s): Shed-1.	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-7	Means of Egress	The building did not have occupant load signs at all required locations. Location(s): Shed-1.	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-8	Means of Egress	Updated evacuation map was found missing at the required locations on all floors. Location(s): Shed-1.	Provide updated evacuation plans at required locations. Fire evacuation maps shall be posted at the entrance to each exit stair.	Within 1 month
F-9	Means of Egress	Egress door on exit discharge serving 50 or more occupants but does not swing in the direction of egress travel. Location(s): Shed-1, Shed-2.	Modify the swing direction of egress doors to the direction of egress travel. Doors serving an occupant load of more than 50 shall swing in the direction (outward) of egress travel.	Within 1 month
 				

F-10	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy, exceeding the allowable limit. Location(s): Shed-2.	Provide defined storage areas and limit the storage arrangement as follows: - 1. General Condition: Maximum height of 2.4m and maximum area of 23m². Separate areas of unenclosed combustible storage by a minimum clear distance of 3m. or, 2. 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. or 3. Enclose the storage area from the surrounding occupancy with a minimum 1-hour construction.	Within 3 months
 				

F-11	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancies. Location(s): Shed-2.	Rooms used for storage of combustible materials shall be separated from the surrounding occupancy with a minimum 1 hour construction.	Within 3 months
 				

F-12	Fire Rated Construction	The compressor room is not separated by fire-rated construction due to non-rated openings. Location(s): Shed-2.	Separate the compressor room by a minimum 1-hr fire-rated construction for non-high rise, and 2-hr fire-rated construction for high rise. Seal and/or protect all openings to maintain the required fire separations. When located to the exterior of a building 3m (10 ft.) spatial distance shall be maintained around the compressor. Ensure proper ventilation for the compressor room.	Within 3 months
 				

F-13	Fire Rated Construction	The generator room (within 10 feet) is not separated from Shed-2 by fire-rated construction due to openings, non-rated doors, and penetrations. Location(s): Shed-2.	Generator sets shall be separated from all other occupancy areas by a minimum 2 hour construction or by a minimum spatial separation of 3 m (10 ft) where located exterior to the building as per RSC Technical Guidelines (Standard), Section 3.4.2.1.3. Ensure proper ventilation for the generator room.	Within 3 months
 				

F-14	Means of Egress	Sliding doors have provided along means of egress. Location(s): Shed-2.	Replace all sliding-type doors & gates with side-hinged swinging-type doors. If locks are required for security reasons, utilize special door locking features complying with NFPA 101.	Within 1 month
				
F-15	Means of Egress	Aisles have not been marked properly, and the aisles' width is less than 36 inches. Location(s): Shed-2	Aisles mark shall be provided at required places with a minimum unobstructed clear-width of 0.9 m (36 in.).	Within 1 month
				

F-16	Means of Egress	Directional Exit signage was not provided along the path of egress where there was a change in the direction for the path of travel, and the direction to an exit was not obvious. Location(s): Shed-2.	Provide directional 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 directional signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated.	Within 1 month
				
F-17	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location(s): Shed-2.	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-18	Means of Egress	The building did not have occupant load signs at all required locations. Location(s): Shed-2.	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-19	Means of Egress	Updated evacuation map was found missing at the required locations on all floors. Location(s): Shed-2.	Provide updated evacuation plans at required locations. Fire evacuation maps shall be posted at the entrance to each exit stair.	Within 1 month
F-20	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancies. Location(s): Shed-4.	Rooms used for storage of combustible materials shall be separated from the surrounding occupancy with a minimum 1 hour construction.	Within 3 months
				
F-21	Means of Egress	The building did not have occupant load signs at all required locations. Location(s): Shed-4.	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-22	Means of Egress	Directional Exit signage was not provided along the path of egress where there was a change in the direction for the path of travel, and the direction to an exit was not obvious. Location(s): Shed-4.	Provide directional 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 directional signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated.	Within 1 month
				
F-23	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location(s): Shed-5.	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-24	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancies (medical). Location(s): Shed-5.	Rooms used for storage of combustible materials shall be separated from the surrounding occupancy with a minimum 1 hour construction.	Within 3 months
 				

F-25	Means of Egress	Directional Exit signage was not provided along the path of egress where there was a change in the direction for the path of travel, and the direction to an exit was not obvious. Location(s): Shed-5.	Provide directional 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 directional signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated.	Within 1 month
				
F-26	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location(s): Shed-5.	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-27	Fire Rated Construction	Liquefied or compressed gas cylinders were located within the factory premises. Location(s): Outside Shed-1.	LPG/CNG cylinders are permitted to be stored in a separate dedicated building on the factory premises within its boundaries if the building meets the following conditions. 1. The storage building must be at least 3 meters away from any other building and boundaries. 2. The exterior walls of the building must have a fire resistance rating of 3 hours using noncombustible construction. 3. Doors and other openings in the exterior walls must be protected with suitable closing devices having a fire protection rating of 3 hours. 4. The building is to be used for no other purpose than the storage of LPG/CNG cylinders. 5. The building must be mechanically ventilated to control the accumulation of flammable vapors. 6. The installations must be approved and accepted by the requirements of the AHJ, Gas supply company regulations, manufacturers/supplier's instructions/guidance, CIOB and all other applicable agencies, codes and standards.	Within 3 months
 				

F-28	Means of Egress	Sliding doors have provided along means of egress. Location(s): Shed-3.	Replace all sliding-type doors & gates with side-hinged swinging-type doors. If locks are required for security reasons, utilize special door locking features complying with NFPA 101.	Within 1 month
				
F-29	Fire Alarm & Detection System (FADS)	Automatic fire alarm and detection system installation is under installation, which requires a detailed review to confirm compliance with NFPA 72 and The RSC Technical Guidelines (Standard). Location(s): All Buildings.	Submit the fire alarm system design to RSC for review. Once the design is reviewed, install and modify the fire detection and alarm system throughout the buildings 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. Also inspect, test and maintain the fire alarm system, and keep written records on-site, in accordance with Table-14.3.1 of NFPA 72.	Design Review within 2 months and installation within 4 months

F-30	Fire Alarm & Detection system (ITM of FADS)	Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72 and The RSC Technical Guidelines (Standard). Location: All Buildings.	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-31	Fire Protection System(ITM of Extinguishers)	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10 and RSC Technical Guidelines (Standard). Locations: All Buildings.	Inspect, test and maintain the portable fire extinguishers and keep written records on- site, in accordance with NFPA 10 and RSC standards.	Within 1 month
F-32	Fire Protection System(ITM of Emergency Lighting System)	Inspection, testing and maintenance for the emergency lighting system was not in accordance with The RSC standard. Locations: All Buildings.	Inspect, test and maintain the emergency lighting system in the accordance with The RSC standard. Keep written records on-site.	Within 1 month