

INITIAL FIRE SAFETY INSPECTION REPORT

Dekko Washing Ltd

RSC ID: 25881

Narashinghopur, Zirabo, Ashulia, Savar, Dhaka-1341, Bangladesh

23.9250515 & 90.3048374

Other Factories: Dekko Designs Ltd (9186)

Dekko Designs Ltd (New Building) (12523)



Inspected By: Nainin Nowrose & Protik Kumar Das

Date: 10-March-2025

Fire Safety Inspection Report

Introduction:

Dekko Washing Ltd complex was surveyed for fire safety on **10-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 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	Building-1: Washing Building. 3 storied RCC building. Total Approx Area: 5,674 sqm	Construction Start: October 2007 Construction End: October 2008 Date of first Operation: October 2008 Building Approval: On 10 August 2007 from Yearpur Union Porishod	Existing
2	Building-2: ETP Plant Two Storied RCC building. Total Approx Area: 1466 sqm	Construction Start: October 2007 Construction End: October 2008 Date of first Operation: October 2008 Building Approval: On 12 March 2020 from Yearpur Union Porishod	Existing
3	Building-3: Wastage Shed Single Storied Steel Shed. Total Approx Area: 210 sqm	Construction Start: Feb 2015 Construction End: Apr 2015 Date of first Operation: Apr 2015 Building Approval: On 12 March 2020 from Yearpur Union Porishod	Interim
4	Building-4: Store Shed Single Storied Steel Shed. Total Approx Area: 739 sqm	Construction Start: January 2019 Construction End: March 2019 Date of first Operation: March 2019 Building Approval: On 12 March 2020 from Yearpur Union Porishod	Interim

5	Building-5: CNG Plant Shed (Covered in ID- 12523) Single Storied Steel Shed. Total Approx Area: 93 sqm	Construction Start: Apr 2014 Construction End: May 2014 Date of first Operation: June 2014 Building Approval: On 12 March 2020 from Yearpur Union Porishod	Interim
6	Building-6: Male toilet block Single Storied RCC building. Total Approx Area: 17 sqm	Construction Start: October 2007 Construction End: October 2008 Date of first Operation: October 2008 Building Approval: On 12 March 2020 from Yearpur Union Porishod	Existing
7	Building-8: Empty drum shed Single Storied Steel Shed. Total Approx Area: 25 sqm	Construction Start: January 2015 Construction End: March 2015 Date of first Operation: March 2015 Building Approval: On 12 March 2020 from Yearpur Union Porishod	Interim
8	Building-9: Bleach mixing shed Single Storied Steel Shed. Total Approx Area: 15.00 sqm	Construction Start: Jan 2019 Construction End: Mar 2019 Date of first Operation: Mar 2019 Building Approval: On 12 March 2020 from Yearpur Union Porishod	Interim

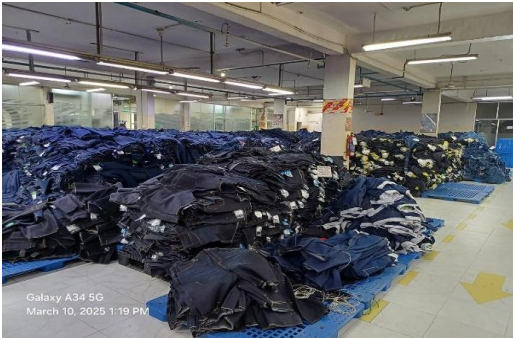
Factory Address: Narashinghopur, Zirabo, Ashulia, Savar, Dhaka-1341, Bangladesh

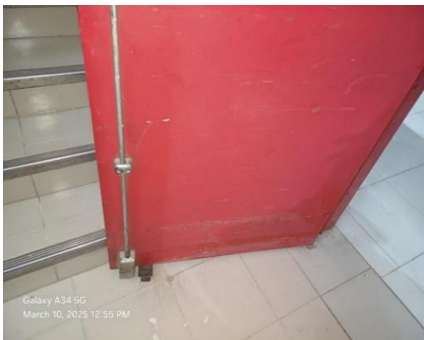
Findings & Recommendations :

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: For Washing Building, ETP Building & All shed

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. Location: 1st Floor Washing 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
 				

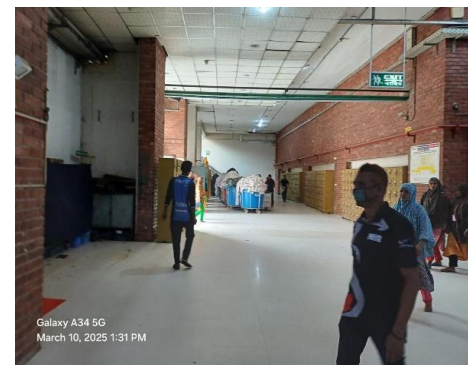
F-2	Means of Egress	The exit stairs are not separated from other occupancy due to non-functional fire doors. Fire doors are not interfaced with fire alarm control panel. Doors was found open with external object. Location: Washing Building	The exit stair enclosure shall be provided with a minimum 1-hr 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 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. 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
 				

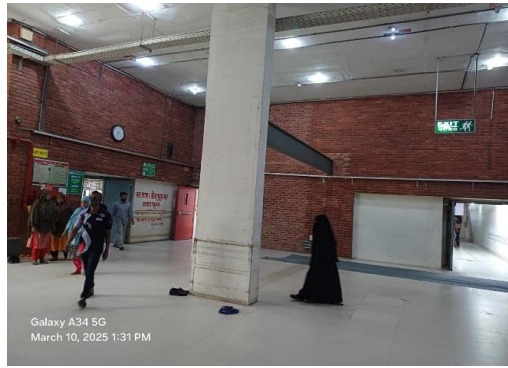
F-3	Means of Egress	The exterior exit stair is not separated from the building due to unprotected openings & penetrations. Location: Washing Building	Where nonrated walls or unprotected openings enclose the exterior of the stairway and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within 3050 mm (10 ft) horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hr. in accordance with section 6.3.1.3 of RSC Technical Guidelines (Standard)¹ V1.0. 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-4	Means of Egress	North exit discharge path of Washing building was not separated from CNG Shed & Boiler Shed. Location: Washing Building	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. Alternatively, provide a second remote discharge path to the public way (only include this if feasible).	Within 3 months
 				

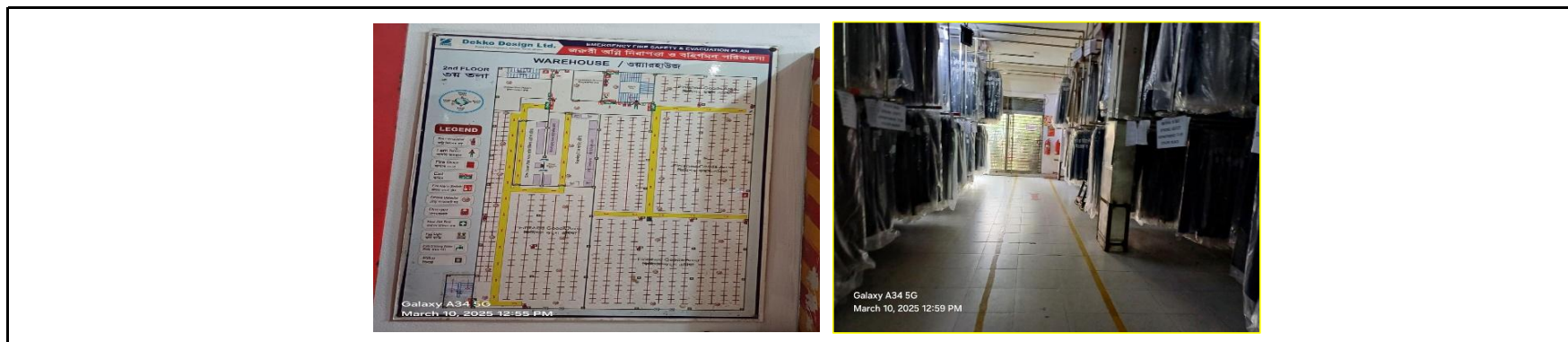
F-5	Mean of Egress	Storage areas discharges directly into the exit stair enclosure. Location: 2nd floor, Washing Building	Openings from exit enclosure to Storage areas/ basements/ transformer rooms/ generator rooms/ boiler rooms and similar normally unoccupied spaces shall be provided with a vestibule 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 3 months
 				

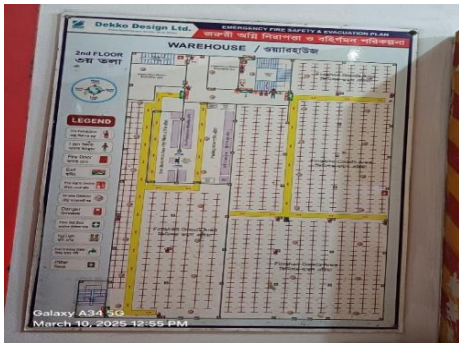
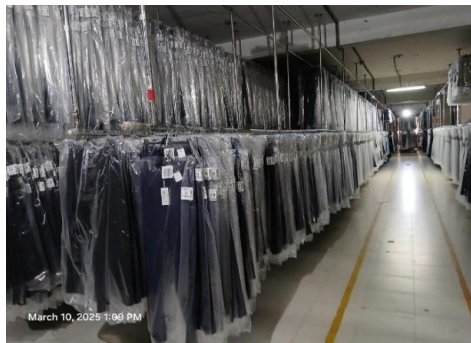
F-6	Mean of Egress	Stair-1 terminates the occupants in interior building exit discharge, which is not in accordance with section 6.17 of RSC Technical Guidelines (Standard)¹ V1.0. Location: Ground floor, Washing Building.	1. Modify stair to discharge directly outside. Or 2. A maximum of 50 percent of the number and capacity of the exit enclosures can discharge through areas on the level of exit discharge where all of the following are met: (1) Automatic sprinkler protection is provided throughout the level of exit discharge or portion of the level of discharge where separated from non sprinklered portions of the floor by fire barriers with the same fire resistance rating as the exit enclosure. (2) The interior discharge is not through a storage or hazardous occupancy. (3) The entire area of the level of exit discharge is separated from areas below by construction having a fire resistance rating not less than that required for the exit enclosure. (4) The way to the exterior shall be free and unobstructed and shall be readily visible and identifiable from the point of discharge of the interior exit.	Within 3 months
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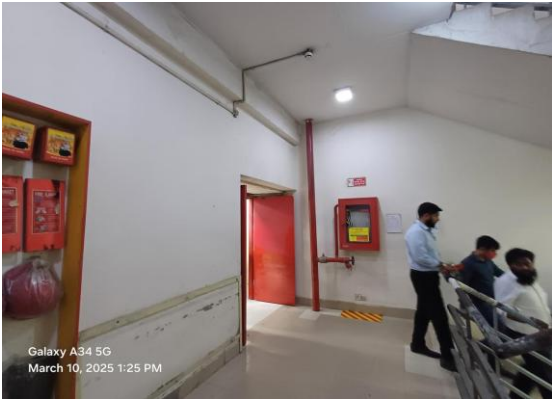
F-7	Mean of Egress	Electrical cable riser was located in the exit stair-1 enclosure. Location: Ground floor, Washing Building.	Remove and re-locate all electrical cable risers from exit stair enclosures. Or, Provide fire separation with stair enclosure in accordance with section 6.3.1 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 3 months
 				

F-8	Mean of Egress	Aisle has not been marked properly. Location: 2nd Floor, Washing Building.	Aisles mark shall be provided at required places with a minimum unobstructed clear-width of 0.9 m (36 in.).	Within 1 month
				
F-9	Mean of Egress	Common path of egress travel exceeds 30 m (100 ft) at Packing/finished goods warehouse. Location: 2nd Floor, Washing Building.	Reconfigure the egress arrangement to reduce the maximum common path of travel to not more than 30 m (100 ft) for Group H (storage) occupancies. The common path of egress travel shall not exceed 23 m (75 ft). Where the building is provided with a complete automatic sprinkler system, the common path of egress travel shall not exceed 30 m (100 ft). The common path of egress travel for Group H (storage) occupancies with not more than 30 occupants shall not exceed 30 m (100 ft). The common path of egress travel for Group J (high hazard). Section 6.13.2 of RSC Technical Guidelines (Standard) shall meet.	within 3 months

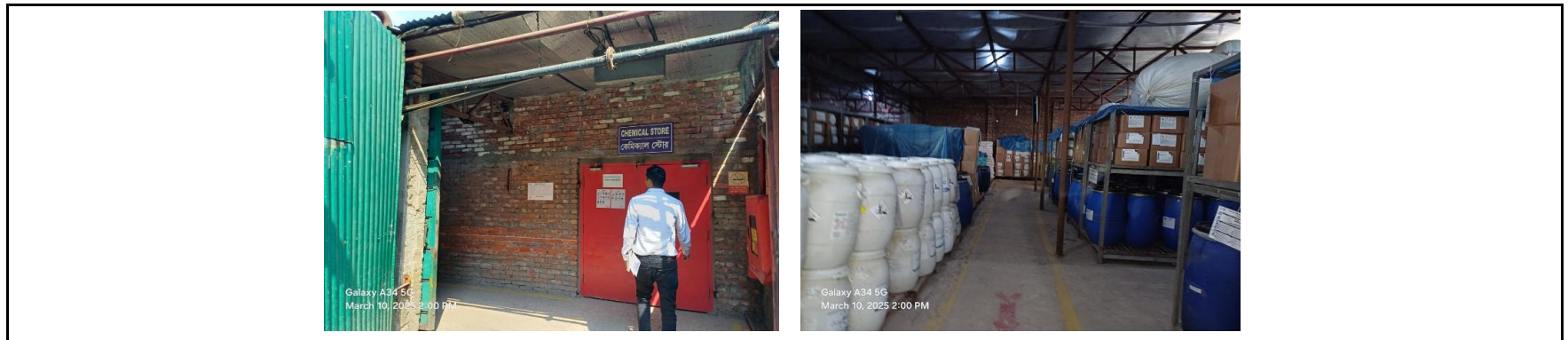


F-10	Mean of Egress	Single exit has been provided on 2nd floor from Packing/finished goods warehouse. Location: 2nd Floor, Washing Building.	The number of means of egress from any floor, story or portion thereof shall not be less than 2 except where a single exit is permitted by 6.6.2, a single means of egress is permitted by 6.6.5 or where a greater number is required by 6.6.3 of RSC Technical Guidelines Standard. Provide Additional exit from the Finished Goods Store.	Within 3 months
 				

F-11	Mean of Egress	Non compliant sliding door has been found at north exit of washing area adjacent to CNG shed. Location: Ground Floor, Washing Building.	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
 				
F-12	Mean of Egress	Parapets provided in occupiable roof found (35) less than 42 in. Location: Roof Top, Washing Building.	Provide parapets or guards with a minimum height of 1067mm (42 inch.).	Within 3 months

				
F-13	Means of Egress	Occupant load sign & floor designation sign were found missing at the required locations on all floors. Location: All Buildings & Shed	Provide occupant load sign & floor designation sign at required locations.	Within 1 month
				

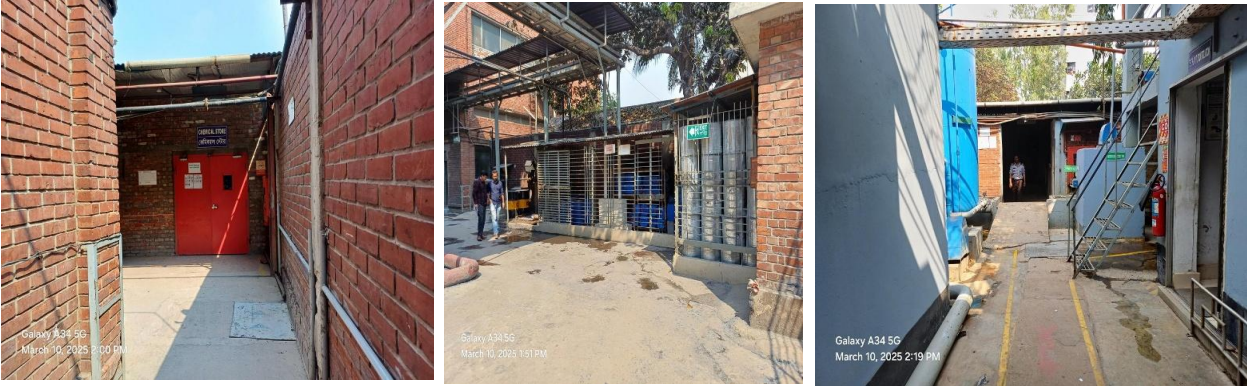
F-14	Means of Egress	Fire evacuation maps is not posted at the entrance of all exit stair. Location: All Buildings & Shed	Fire evacuation maps shall be posted at the entrance to each exit stair in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 13.3.	Within 1 month
				
F-15	Fire Rated Construction	The chemical store shed is interim construction, and the main structural element of the shed is constructed by steel which is non-rated and was found in exposed condition without any fire protection. Location: Store shed	Construction of interim non-high-rise buildings containing J occupancies shall be Type 1 construction. So, provide require rating in the structural elements of the building. Consult with a qualified fire protection engineer.	Within 6 months

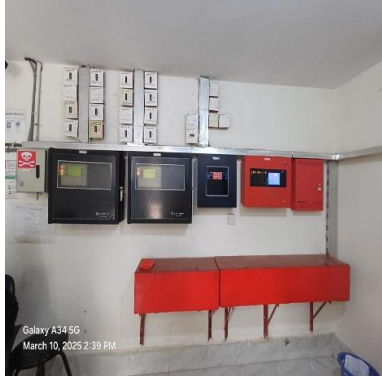


F-16	Fire Rated Construction	Chemical storage rooms (Group J-Hazardous occupancy) is not properly fire separated from surrounding occupancies due to openings and penetrations. Location: Store Shed	Provide a 4-hour fire-rated construction barrier to separate the chemical store from the surrounding production/combustible 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-17	Means of egress	Single exit has been provided on Chemical Store where travel distance has been found (47 ft) more than 25 feet for J occupancy. Location: Chemical store at store shed.	Reconfigure the egress arrangement or provide additional exits so that the travel distance shall not exceed 8 m (25 ft).	Within 3 months



F-18	Means of egress	Exit discharge path of Wastage Godown was not separated from ETP Building.	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. Alternatively, provide a second remote discharge path to the public way (only include this if feasible).	Within 3 months
 				
F-19	Means of egress	The required fire separation distance does not comply with the requirements of BNBC 2006 Location: All Sheds.	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-20	Fire Alarm & Detection System (FADS)	Automatic fire alarm & detection system installation requires detailed review to confirm compliance with NFPA 72 and RSC standards.	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 within 2 month and modification/ installation with 4 months

 				
F-21	Fire Detection System (ITM of FADS)	Inspection, testing, and maintenance for the fire alarm system is 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-22	Fire Protection System(SUPS)	The existing building has an occupied floor greater than 10 meter (33 feet), therefore, standpipe system is required. Location: Washing Building.	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 modification/ installation within 4 months.
 				

F-23	Fire Protection System(ITM of Standpipe)	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	Fire Protection System(ITM of Fire Pump System)	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	Fire Protection System(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 Technical Guidelines (Standard) ¹ V1.0.s.	Within 1 month
F-26	ITM of Emergency lighting system	Inspection, testing, and maintenance for the exit sign and emergency lighting system was not in accordance with the RSC Technical Guidelines (Standard) ¹ V1.0..	Inspect, test and maintain the exit sign and emergency lighting system in the accordance with the RSC Technical Guidelines (Standard) ¹ V1.0.. Keep written records on-site.	Within 1 month