

INITIAL FIRE SAFETY INSPECTION REPORT

Factory Name: Padma Satel Arab Fashions Ltd.(Extension)

RSC ID: 25991

ADDRESS: Luna Complex Joy Bangla Road, Khaikur, Borobari, Gazipur. (23.93629, 90.39144)

Other Factories: Padma Apparels Industries Ltd. (Non-RSC)



Inspected By: Md. Rafat Arefin

Date: 17th February 2025

Fire Safety Inspection Report

Factory Name: Padma Satel Arab Fashions Ltd.(Extension)

Introduction:

Padma Satel Arab Fashions Ltd.(Extension) complex was surveyed for fire safety on 17th 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

Factory Building name(s): (1) Extension Building, RCC Construction, 125 sqm/floor, Total Building height 26m, Construction period- June-17 to April-19, Occupied-June' 23 ; (2) Utility Building, RCC construction, 217 sqm/floor, Single story with partial basement (Pump room), Construction Period- April-21 to December-21, Occupied-June'23.

Note: There is another structure named Factory Building on the premises occupied by Padma Satel Arab Fashions Ltd. (RSC ID-11676).

The permit drawing was approved by Tongi Pouroshova (Local Authority) for Extension Building dated 28/01/2013 and for Utility Building dated 18/02/2016.

Factory Address: Luna Complex Joy Bangla Road, Khailkur, Borobari, Gazipur.

Points of contact:

1. Name: Md. Abdul Karim,

Designation: Manager-HR, Admin & Compliance,

Contact No: +08801737852800,

Email: compliance@psafashions.com

2. Name: Rasel Rana,

Designation: Senior Officer-Fire & Safety

Findings & Recommendations :

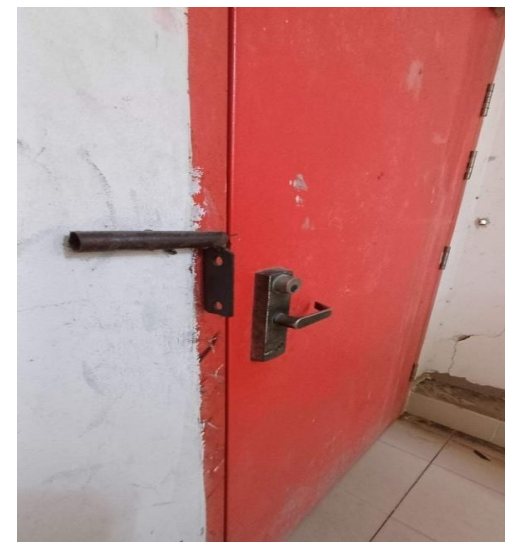
Table 1 summarizes the major fire safety issues identified during the inspection. Recommendations have been provided to address each issue. An implementation schedule shall be developed by the factory to remediate each of the findings. The specific timing of improvements, including any requested extensions due to design / installation constraints, shall be submitted to the RSC for approval

Table-1: Finding & recommendation

SI No.	Category	Findings	Required Action	Remediation Time Frame
1	Means of Egress	The exits (exit stair and face of exit access corridor) are not remotely located from each other such that a single fire event could compromise both exits. (Location: Extension Building)	Provide additional exits Or, Modify exit arrangement	Within 3 months



2	Means of Egress	Egress doors/gates with locking features not complying with NFPA101 are provided at exit doors. (Location: Fire doors, Exit door at exit discharge)	Remove locking features from all egress doors/gates. If locks are required for security reasons, utilize specialized door locking features complying with NFPA 101.	Immediate
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3	Means of Egress	Sliding doors are provided at building exit. Location- Extension Building	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 NFPA 101.	Within 1 month
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4	Means of Egress	Stair width was found less than 1.5m (60 inches) Location: Extension Building; Found 1.15 m	In new and interim construction, stairs shall have a minimum width of 1.5 m (60 in.) for all industrial occupancies as per 6.5.6.2.1 of the RSC Technical Guidelines Standard. Modify the stair and handrail to achieve the required width.	Within 3 months
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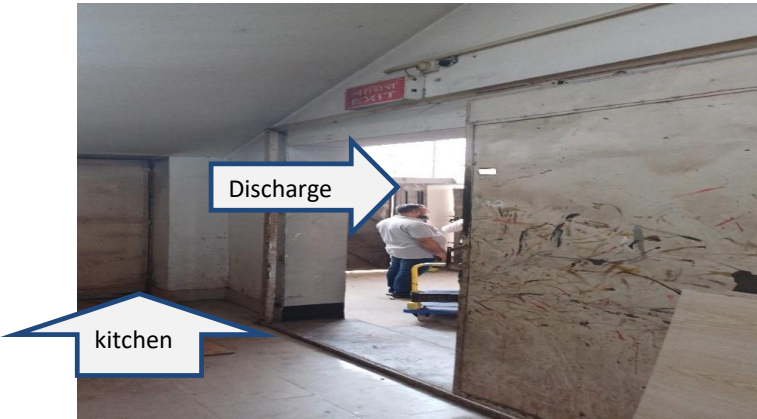
5	Means of Egress	Fire evacuation maps is not posted at the entrance of all exit. Location: Extension Building & Utility Building	Fire evacuation maps shall be posted at the entrance to each exit stair.	Within 1 month
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6	Means of Egress	Storage was located in the exit stair/stair enclosure. Location: Extension building	Remove all storage from exit stairs and egress path in accordance with section 13.8 of RSC Technical Guidelines (Standard) V1.0. Means of egress shall be maintained continuously free and clear of all obstructions or impediments to full instant use in the case of fire or other emergency. No furnishings, decorations, or other objects shall obstruct exits and access to exits. Nothing shall obstruct or impede visibility to exits.	Immediate
 				

7	Means of Egress	The egress court serving exit from utility & extension Building is less than 10 ft wide and is not separated from the building interior which is not in accordance with section 6.17.2 of RSC Technical Guidelines (Standard) V1.0.	Egress courts less than 3050 mm (10 ft) in width (as measured from the building and the adjacent property line) shall be provided with walls having a 1-hr fire resistance rated construction for a distance of 3050 mm (10 ft) above the floor of the court. 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.	Within 3 months
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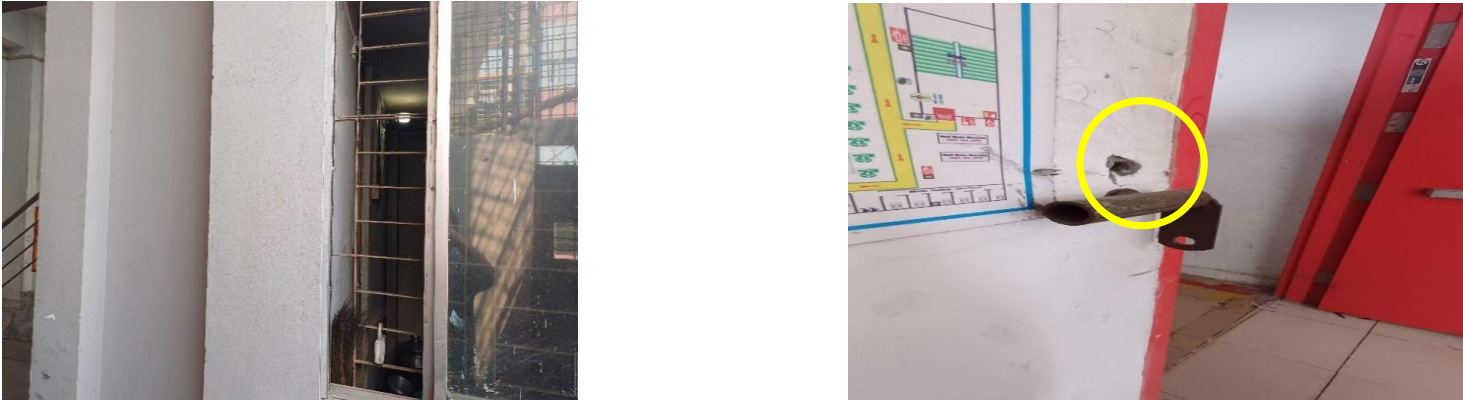


8	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction. (Ground floor- Kitchen area)	The exit stair enclosure shall be provided with a minimum 1-hr fire resistance rating for buildings with 3 or fewer stories and a minimum 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 in accordance with section 6.3.1.2 of RSC Technical Guidelines (Standard) V1.0. 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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9	Means of Egress	Fire doors has been installed in the openings of required fire rated assemblies (Exit stairs, Storage rooms, and other occupancy separations), However, fire doors were found with following issues 1. Doors were kept open by means of door wedges. 2. Doors were not provided with adequate/required hardware. 3. Doors were found with excessive clearance. 4. Doors were not provided with required positive latching. 5. Fire doors and frames were found with holes that could impact the fire protection rating.	Install the fire door as per NFPA 80. 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 door shall be a maximum of 19 mm. From edges and top shall be limited to a maximum 4.8 mm. All measurement shall be taken from the "pull side" of the door. Any modification of fire doors beyond the job site preparation shall be approved by the door manufacturer.	Within 3 months



10	Means of Egress	Unsealed penetrations and openings are located in exit stair enclosures. Location: Extension building	No other penetration into and through the exit enclosure except for fire alarm equipment electrical raceway, required exit doors, sprinkler piping, standpipes, and electrical conduit serving the exit enclosure is permitted in accordance with section 6.14.4 of RSC Technical Guidelines (Standard)¹ V1.0. . So, relocate the electrical wires/raceways to somewhere else avoiding the exit enclosure, and seal the created unprotected openings with a minimum of 1.5 hours listed/certified fire-rated materials or 2-hr masonry construction.	Within 3 months
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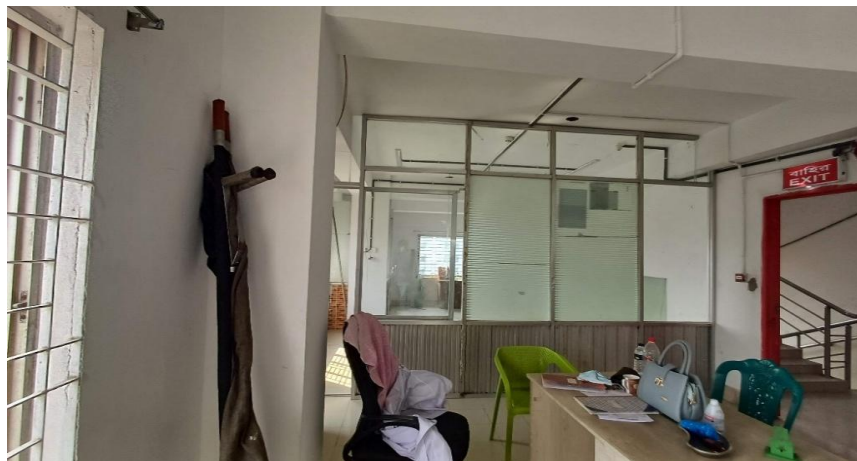
				
11	Means of Egress	Parapets or guards are not provide in occupiable roof. Location: Utility Building	Provide parapets or guards with a minimum height of 1067mm (42 inch.) in accordance with RSC Technical Guidelines (Standard) V1.0 Section 6.12.	Within 3 months
12	Means of Egress	Parapets or guards are not provide with required height in occupiable roof. Location: Extension Building; 39 inch found	Provide parapets or guards with a minimum height of 1067mm (42 inch.) in accordance with RSC Technical Guidelines (Standard) V1.0 Section 6.12.	Within 3 months



13	Fire Rated Construction	Boiler or furnace room is not properly separated by fire rated construction with other Occupancies/Areas. Location: Utility Building	Boilers or other heat producing equipment shall be separated from other occupancies by a minimum 1-hr fire rated construction (wall, floor, slab etc.). Seal all penetrations and openings (door, window etc.) should be protected by 0.75-hr (45 min) fire rated materials to maintain the fire separation if required. All exhaust systems shall discharge to the exterior of the building in a safe location. Or Relocate it to exterior of the building and maintain a minimum 3m (10 ft.) spatial separation distance from the building. Boiler room separation shall meet section 3.4.2.1.2 of RSC Technical Guideline (Standard) .	Within 3 Months
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14	Fire Rated Construction	The day-care room does not meet RSC Technical Guidelines (Standard) V1.0. section 3.4.2.1.1. (Location is non-compliant) Location: 4th Floor, Extension Building	Day-care shall be located on the ground floor with a maximum travel distance of 9 m (30 ft) or located one story above level of exit discharge with direct access to an exit enclosure in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 3.4.2.1.1	Within 3 Months
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15	Fire Rated Construction	The fire pump room is not provided with adequate fire separation. Location: Utility Building	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.	Within 3 Months
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16	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: Connecting area extension building and factory building	Provide 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. For Interim Building, BNBC 2006 Part III chapter 3 clause 3.1.7.2 and for new building, BNBC 2020 Part III chapter 3 clause 3.1.9.2	Within 6 Months
 				

17	Fire Rated Construction	Penetrations through fire rated floor/ceiling assemblies are not properly sealed. Locations: Construction joint, mechanical and plumbing penetrating pipes going through the fire rated assemblies.	Seal all penetrations and openings in floor/ceiling (full thickness of the floor/ceiling) assemblies by fire rated materials to maintain the fire resistance rating. Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required. 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.	Within 3 months
 				

18	Fire Rated Construction	Liquefied or compressed gas cylinders were located within the factory on ground floor without adequate fire separation. Location: Utility Building & Extension Building	Remove the liquefied or compressed flammable gas cylinders. The storage or use of liquefied or compressed flammable gas (LPG/CNG) cylinders within the factory building as per section 3.4.2.1.11 of RSC Technical Guidelines (Standard)¹ V1.0. Or, Factory shall follow the requirements RSC Published "SUPPLEMENTARY PAPER ON TECHNICAL GUIDANCE NOTE FOR USE OF LIQUIFIED OR COMPRESSED FLAMMABLE GAS IN FACTORY PREMISES" to use or store liquefied or compressed flammable gas cylinders in the factory premises.	Within 3 Months
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19	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancy/areas. Location: Extension Building not separated from Factory Building (RSC ID-11676) storage room.	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 Guidelines (Standard).	Within 3 Months
 				

20	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location: Connected Factory Building (RSC ID-11676)	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
				

21	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: Extension Building & Connected factory building (RSC ID 11676)	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
22	Means of Egress	Emergency lights and Exit signage not illuminated during testing (burned out, broken, etc.). Location: Extension Building	Regularly inspect all emergency lighting system/exit signage as per RSC Technical Guidelines (Standard) section 13.12 and replace/install lights as needed to illuminate signs.	Within 1 Month
 				

23	Means of Egress	Directional signs are not provided where direction of the path of travel to an exit has changed. Location: Connected Factory Building (RSC ID-11676)	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 in accordance with RSC Technical Guidelines (Standard) ¹ V1.0 Section 6.11.3.	Within 1 Month
24	Fire Alarm & Detection System (FADS)	The factory is installing a fire alarm and detection system that requires a detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard). It is to be noted that, the floor area is merged with the floor area of Padma Satel Arab Fashions Ltd. (RSC ID-11676). It is recommend to provide an unified drawing covering both ID.	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
				

25	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). It is to be noted that, the floor area is merged with the floor area of Padma Satel Arab Fashions Ltd. (RSC ID-11676). It is recommend to provide an unified drawing covering both ID.	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 within 2 month and modification/ installation with 4 months
 				

26	Fire Suppression System (SUPS)	Fire pump installation requires detailed review to confirm compliance with NFPA 20 and RSC Technical Guidelines (Standard)¹ V1.0. Additionally, Credible datasheet and certification of Fire pump sets were not provided during inspection. The system is common with another factory- Padma Satel Arab Fashions Ltd. (RSC ID-11676)	Submit as-built drawings, testing records, equipment certification and other relevant documentation to the RSC for review and approval. 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 and 20. The factory management shall contact RSC to conduct the final acceptance testing after the installation, testing & commissioning.	Design within 2 month and modification/ installation with 4 months
  				
27	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the exit sign and emergency lighting system was not in accordance with the RSC standard.	Inspect, test and maintain the exit sign and emergency lighting system in the accordance with the RSC standard. Keep written records on-site.	Within 1 month

28	Inspection, Testing & Maintenance (Fire)	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 standards.	Within 1 month
29	Inspection, Testing & Maintenance (Fire)	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 NFPA 72 and RSC standards.	Within 1 Month After Installation
30	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

31	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
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