

INITIAL FIRE SAFETY INSPECTION REPORT

The Rose Dresses Ltd. & Islam Garments Ltd. & Islam Dresses Ltd. (Extension)

RSC ID: 26037

GPS Coordinates: 23.9413217964432, 90.2933472690136

Address: Jamgora, Diakhali, Yearpur, Savar.

**Other Factories: The Rose Dresses Ltd. & Islam Garments Ltd. & Islam Dresses Ltd.
(ID: 9227)**



Inspected By: Md. Ferdaus Jaman
Date: 17-March-2025

Fire Safety Inspection Report

The Rose Dresses Ltd. & Islam Garments Ltd. & Islam Dresses Ltd. (Extension)

Introduction:

The Rose Dresses Ltd. & Islam Garments Ltd. & Islam Dresses Ltd. (Extension) (ID: 26037) complex was surveyed for fire safety on **17-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

There are total 3 structures are covered under this RSC ID 26037. The buildings are as below:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied Date	Structure Type and Total Floor Area (meter square)	Construction Category
1	Building-10 (Rose Tower): Eight Storied RCC Production Building (B+G+7)	Dec-2018 to Nov-2022	29-May-2019 From Savar Cantonment Board (DIFE, On 31-Aug-2023)	Dec-2022	RCC (7735.62)	Interim
2	Building-08 (Staff Dinning): Three Storied RCC Building (G+2)	Jan-2018 to Oct-2018	28-Dec-2019 From Savar Cantonment Board	Nov-2018	RCC (426)	Interim
3	Building-11 (Chiller House): Sigle storied Steel Building (G)	Jan-2022 to Jun-2022	Permit drawing was not found (DIFE, On 31-Aug-2023)	Jan-2023	Steel (73.4)	New

Factory Address: Jamgora, Diakhali, Yearpur, Savar.

Points of contact:

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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:

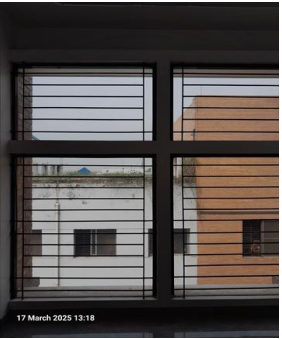
SI No.	Category	Findings	Required Action	Remediation Time Frame
F-01	Means of Egress	Building-10 (Rose Tower): The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction.	The exit stair enclosure shall be provided with a minimum 1-hr fire resistance 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)¹ V1.0. 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. Every door in a stair enclosure serving more than 5 stories shall be provided with re-entry unless it meets RSC Technical Guidelines (Standard)¹ V1.0. Section 6.8.3.1.	Within 3 months

 17 March 2025 14:11  17 March 2025 12:30  17 March 2025 12:37  17 March 2025 13:35				
F-02	Means of Egress	Building-10 (Rose Tower): Unsealed penetrations are located in the exit stair enclosures due to old standpipe, chiller and water pipe penetrations in the stair-3 on ground floor.	Penetrations into and through an exit enclosure shall be prohibited with the exception of required exit doors, sprinkler piping, standpipes, electrical raceway for fire alarm equipment, and electrical conduit serving the exit enclosure.	Within 3 months
 17 March 2025 13:23  17 March 2025 13:45  17 March 2025 13:45				

F-03	Means of Egress	Building-10 (Rose Tower): Unsealed openings are found from building exterior wall to stair-3. Location: Stair-3 on 1st to 8th floor.	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 2 hrs. in accordance with section 6.3.1.3 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 3 month
 				
F-04	Fire Rated Construction	Building-10 (Rose Tower): Unsealed penetrations and openings are located in the fire rated floor/ceiling assemblies (plumbing pipe penetration in toilet blocks, BBT riser, standpipe riser, electrical cable riser, fire alarm cable riser, chiller riser, rain and waste water plastic pipe riser, etc.) on all floors.	Seal all penetrations and openings in floor/ceiling assemblies to maintain the fire separation at least by 3-hr. The used sealer shall be 3rd party certified and installation shall be as per manufacturer's guideline. or, Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required.	Within 3 months



F-05	Fire Rated Construction	Building-10 (Rose Tower): Elevator shafts are directly open into the inside of the exit stair enclosure on ground floor of stair-1 and lift machine room opening on top floor, which is a violation of RSC Technical Guidelines (Standard)-6.14.3.	Modify the elevator shaft as per RSC Technical Guideline (Standard) V1-6.14.3. An exit stairway shall not be built around a lift shaft unless both of them are located in a smoke proof enclosure and made of a material with fire resistance rating required for the type of construction of smoke proof enclosure. So, ensure the lift shaft is 2-hr fire rated including opening protection with similar rating.	Within 3 months
 				
F-06	Fire Rated Construction	Building-10 (Rose Tower): Unprotected openings of the exterior wall on two consecutive floors are observed more than the allowable limit on all floors as per the requirements of article 3.1.7 (part-3) of BNBC 2006.	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.	Within 3 months

				
F-07	Fire Rated Construction	Building-10 (Rose Tower) and Building-08 (Staff Dinning): The exterior walls do not have the required fire resistance and opening protection based on the building's fire separation distance.	All interim buildings and structures shall be separated from other buildings in accordance with BNBC 2006 Part 3 Table 3.2.2 and BNBC 2006 Part 3 Section 2.4.1.3. Exterior walls of exit enclosures in interim and existing buildings must meet the requirements of BNBC 2006.	Within 6 months
				
F-08	Means of Egress	Building-10 (Rose Tower): Aisles marks are not provided at production section on the 4th floor of the building.	Properly mark and provide minimum aisle widths of 36-inch.	Within 1 month

				
F-09	Means of Egress	Building-10 (Rose Tower): Parapets or guards are provided in occupied roof which is less than 1067mm (42 inch.).	Provide parapets or guards with a minimum height of 1067mm (42 inch.).	Within 1 month
				
F-10	Means of Egress	Building-10 (Rose Tower): Building did not have stair designation signs at required locations of stair1 & 3.	Provide stair designation sign at each floor entrance from the stair to the floor in English and Bengali. Signs shall indicate the name of the stair and the floor level. Signs shall be posted adjacent to the door.	Within 1 month

F-11	Means of Egress	Building-10 (Rose Tower): Building did not have occupant load signs at required locations of stair-1 & 3.	The occupant load shall be posted 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-12	Egress Lighting	Building-10 (Rose Tower): The directional signs are not provided where there is a change in direction and where the continuation of the egress path is not obvious. Location: On 3rd floor of the building-10.	Install 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.	Within 1 month
 				
F-13	Egress Lighting	Building-10 (Rose Tower): Exit signage not illuminated (burned out, broken, etc.). Location: On 4th floor of the building-10.	Regularly inspect all exit signage and replace/install lights as needed to illuminate signs.	Within 1 month

				
F-14	Egress Lighting	Building-10 (Rose Tower): Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: On all floors of building-10.	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-15	Inspection, Testing & Maintenance (Fire)	For all structures: Inspection, testing, and maintenance for the emergency lighting system were not in accordance with The RSC Technical Guidelines (Standard).	Inspect, test and maintain the emergency lighting system in the accordance with The RSC Technical Guidelines (Standard) and keep written records on-site.	Within 1 month

F-16	Fire Alarm & Detection System (FADS)	Building-10 (Rose Tower) & Building-08 (Staff Dinning): An addressable fire alarm & detection system installation requires detailed review to confirm compliance with NFPA 72 and the RSC Technical Guidelines (Standard). Note: FADS coverage of Building-08 (Staff Dinning) is covered with the existing ID: 9227.	Submit the fire alarm system design to RSC for review. Once the design is reviewed, install 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.	Design Review within 4 months and installation within 6 months
				
F-17	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).	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-18	Fire Suppression System (SUPS)	Building-10 (Rose Tower): The existing building has an occupied floor height (85 feet 6 inch) greater than 23 meters (75 feet) and the factory has installed an automatic fire sprinkler system along with Class I & Class II throughout the building.	Submit the Fire Pump, Standpipe and Automatic Sprinkler System drawing NFPA 13, 14, 20, 22 and 24 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 owner shall contact the RSC for witness of conducting the final acceptance testing of the SUPS (standpipe) system.	Design Review within 2 months and installation within 4 months.



F-19	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the fire pump is not in accordance with NFPA 20, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the fire pump in accordance with NFPA 20, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 month (after installation)
F-20	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the Standpipe system is not in accordance with NFPA 14, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the standpipe system in accordance with NFPA 14, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 month (after installation)
F-21	Inspection, Testing & Maintenance (Fire)	For all structures: 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 onsite, in accordance with NFPA 10 and RSC Technical Guidelines (Standard).	Within 1 month

F-22	Means of Egress	Building-08 (Staff Dinning): The factory has installed fire rated doors to separate the storerooms on all floors. The datasheets & certificates of installed fire-rated doors will be verified during the next inspection.	The factory shall provide datasheets and certificates of installed fire rated doors and their accessories to verify during the next inspection. If fire rated doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system.	Within 1 month
				
F-23	Means of Egress	Building-08 (Staff Dinning): Unsealed penetrations and openings are located in the exit stair enclosures. Location: Stair-2 on all floors.	Penetrations into and through an exit enclosure shall be prohibited with the exception of required exit doors, sprinkler piping, standpipes, electrical raceway for fire alarm equipment, and electrical conduit serving the exit enclosure.	Within 3 months
F-24	Means of Egress	Building-08 (Staff Dinning): Width of both exit stairs (Stair-1: 45 an stair-2: 54 inch) are found less than 1.5 m (79 inch).	In new and interim construction stairs shall have a minimum width of 2.0 m (79 inch) for all assembly occupancies.	Within 6 months

				
F-25	Means of Egress	Building-08 (Staff Dinning): The intermediate rails or patterns of the parapets/guards have a sphere diameter of more than 200 mm (8 in.) at 1st floor landing and roof top.	All occupiable roofs shall be provided with parapets or guards with a minimum height of 1067mm (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-26	Egress Lighting	Building-08 (Staff Dinning): Manual on-off switch is provided for emergency lighting / exit signage units.	Remove manual on/off switches from emergency lighting & exit signage units to prevent them from being switched off.	Within 1 month

				
F-27	Inspection, Testing & Maintenance (Fire)	Building-10 (Rose Tower) & Building-08 (Staff Dinning): The required no smoking signs are not posted in the factory.	Smoking is prohibited in any garment factory building or separate storage building. Signs shall be posted in Bengali and English at all building entrances. If the factory creates a designated smoking area outside the building, information of these areas will be posted on the signs.	Within 1 month