

# INITIAL FIRE SAFETY INSPECTION REPORT

## Toptex Sweaters Ltd (Annex Building)

RSC ID: 25976

Address: Dhoniad Norshingpur Ashulia, Savar, Dhaka

Geographical Coordinates of factory building: 23.947529,90.316019

Other Factories: No



Inspected By: Dilip Kumar Mondal

Date: 10 April-2025

# Fire Safety Inspection Report

## Toptex Sweaters Ltd (Annex Building)

### Introduction:

Toptex Sweaters Ltd (Annex Building) complex was surveyed for fire safety on **10 April-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

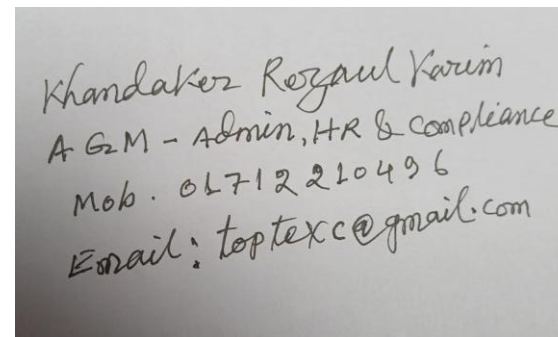
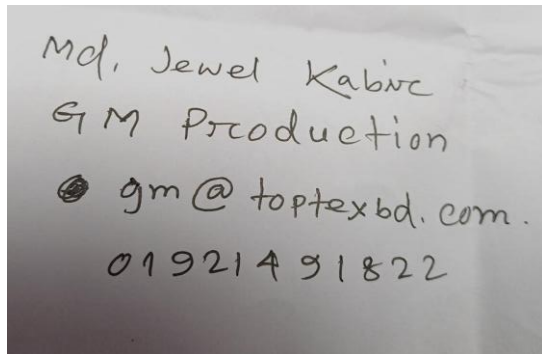
SI No	Building Name & Description	Construction History	Period
1	<b>Production Building : Two storied pre-fabricated steel factory building ( Proposed four storied)</b> Total Approx Area: 23323 (10625+12698) sft.	Construction Start: October 2023 Construction End: February 2025 Date of first Operation: March 2025 Building Approval: February 2022 from Savar Cantonment Board	New
2	<b>A.</b> Single storey RCC Utility Building ( adjacent production building), <b>B.</b> Single storey RCC Boiler Building ( adjacent production building), <b>C.</b> Single storey RCC Security Post and Fire Command Room ( adjacent production building),	Construction Start: October 2023 Construction End: February 2025 Date of first Operation: March 2025 Building Approval: January 2017 from Savar Cantonment Board	New

**Factory Address: Dhoniad Norshingpur Ashulia, Savar, Dhaka**

### Points of contact:

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**Findings & Recommendations :**

Table 1 summarizes the major fire safety issues identified during the inspection of main building. 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-01	Means of Egress	<p>The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction.</p> <p>Location: <b>All floors.</b></p>	<p>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)<sup>1</sup> V1.0.</p> <p>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.</p> <p>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.</p>	Within 3 Months



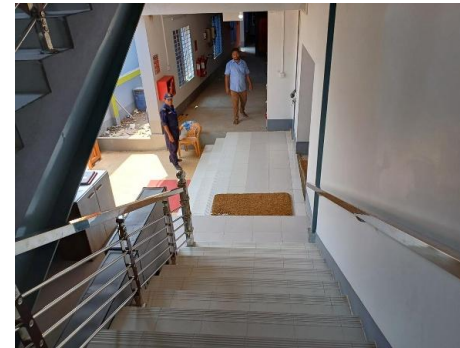
F-02	Fire Rated Construction	The main structural element of the new building which is non-rated construction and were found in exposed condition without any fire protection.	The construction type shall confirm to be in accordance with BNBC 2020 Part-3, Table 3.1.7. Ensure fire resistive rated construction following Table 3.3.1 (a) Part 3 Section-3, Table 3.2.2 and Table 3.2.3 Part 3 Section 2 and Table 4.1.1 from BNBC 2020 Part 4 Section 1. Provide design philosophy to determine the construction type as per BNBC 2020. If any construction rating requires, Consult a qualified fire protection engineer to achieve the require fire rating.	Within 6 Months
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F-03	Fire Rated Construction	The required fire separation distance for main building does not comply with the requirements of BNBC 2020. Location: <b>North and East side from other factory building.</b>	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 6 Months
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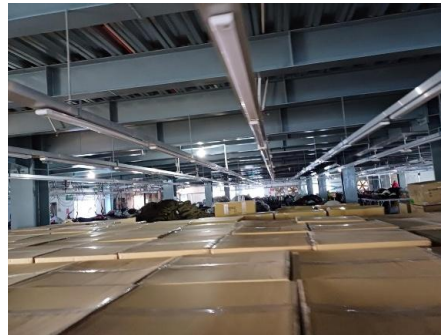
F-04	Fire Rated Construction	Utility Section (Generator, Compressor and sub-station room) is not properly separated by fire rated construction. Location: <b>Ground floor from stair-2.</b>	<p>Utility Section shall be separated from other occupancies by a minimum 2-hr fire rated construction (wall, floor, slab etc.). Seal all penetrations and openings (door, window etc.) should be protected by 1.5-hr 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.</p> <p>Or</p> <p>Relocate it to exterior of the building and maintain a minimum 3m (10 ft.) spatial separation distance from the building.</p> <p>Generator room separation shall meet section 3.4.2.1.2 of RSC Technical Guideline (Standard)</p>	Within 3 Months
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F-05	Fire Rated Construction	<p>Rooms used for storage of combustible materials are not separated from the surrounding occupancy/areas.          Location: <b>Ground floor- bonded warehouse.</b></p>	<p>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 Guideline (Standard)</p>	Within 3 Months
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F-06	Fire Rated Construction	<p>Areas used for in-process storage of combustible materials are open to the surrounding occupancy.  Location: <b>1st floor.</b></p>	<p>Provide defined storage areas and limit the storage arrangement as follows:  Maximum height of 2.45 m and maximum area of 23 m<sup>2</sup> 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 ft<sup>2</sup> (93 m<sup>2</sup>) 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 ft<sup>2</sup> (372 m<sup>2</sup>) of the sprinklered area, whichever is greater.  or,  Enclose the storage area from the surrounding occupancy with a minimum 1 hour construction.</p>	Within 3 Months
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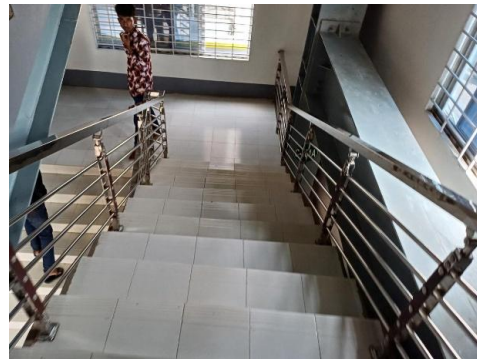
F-07	Fire Rated Construction	<p>Liquefied or compressed gas cylinders &amp; CNG high pressure appliances (i.e. CNG high pressure line &amp; Pressure reducing/regulating control unit) were located within the factory.  <b>Location: Ground floor West side without adequate fire separation.</b></p>	<p>Remove 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)<sup>1</sup> V1.0.</p> <p>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.</p>	Within 3 Months
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F-08	Means of Egress	<p>A single means of exit has been provided.  <b>Location: 2nd floor-dining and prayer room.</b></p>	<p>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 RSC Technical Guideline (Standard), section 6.6.2.</p> <p>Provide additional exit and ensure that the exit doors or means of egress openings are located a distance apart as per RSC Technical Guideline (Standard) section of 6.6.6</p>	Within 3 Months
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F-09	Means of Egress	<p>Stair width was found less than 60 inch.</p> <p>Location: 54 in for <b>stair-2</b>.</p>	<p>Stairs shall have a minimum width of 60 in for all industrial occupancies as per RSC Technical Guideline (Standard) section of 6.5.6</p>	Within 3 Months
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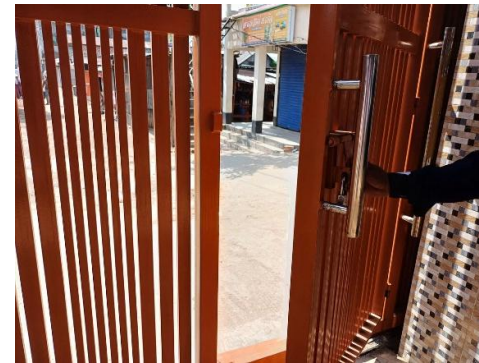
F-10	Means of Egress	<p>Handrails are not provided on both sides of each exit stairs on all floors. Having handrails on one side of said staircase, may pose as a falling hazard during evacuation.</p> <p>Location: <b>Top floor each staircase.</b></p>	<p>Provide handrails on both sides of the exit stair. 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. Intermediate handrails shall be provided when the stair width exceeds 2.2 m (87 in.).</p> <p>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.). Handrail shall construct in accordance with RSC Technical Guidelines (Standard)<sup>1</sup> V1.0 Section 6.12.</p>	Within 3 Months
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F-11	Means of Egress	<p>Parapets or guards are not provided properly in occupiable roof ( 24 inches only height).</p>	<p>Provide parapets or guards with a minimum height of 1067mm (42 inch.) in accordance with RSC Technical Guidelines (Standard)<sup>1</sup> V1.0 Section 6.12.</p>	Within 1 Month
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F-12	Means of Egress	Building does not have occupant load signs at required location.	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 in accordance with RSC Technical Guidelines (Standard) <sup>1</sup> V1.0 Section 6.4.4.	Within 1 month
F-13	Means of Egress	Egress door serving 50 or more occupants but does not swing in the direction of egress travel. Location: <b>Ground floor.</b>	Modify 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 (out-ward) of egress travel .in accordance with section 6.8.1 of RSC Technical Guidelines (Standard) <sup>1</sup> V1.0.	Within 1 Month



F-14	Means of Egress	Sliding doors have provided along means of egress. Location: <b>Top floor.</b>	<p>Replace all collapsible/sliding/shutter type doors &amp; gates by the side-hinged swinging type doors in accordance with section 6.8.1 of RSC Technical Guidelines (Standard)<sup>1</sup> V1.0.</p> <p>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.</p>	Within 1 Month
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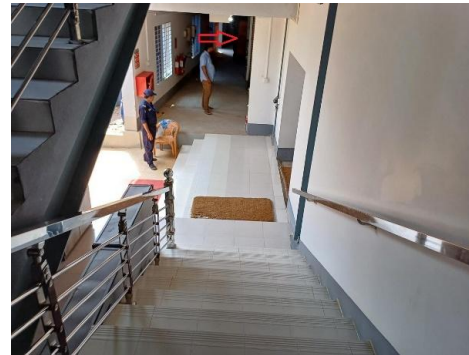
F-15	Means of Egress	<p>Doors along means of egress are provided with non-compliant locking devices.</p> <p>Location: <b>Main gate and top floor.</b></p>	<p>Remove locking devices from all egress devices in accordance with section 6.8.2 of RSC Technical Guidelines (Standard)<sup>1</sup> V1.0.</p> <p>No locks or other devices shall be installed on a means of egress component that would prevent any occupant from having safe egress from the building or structure and doors shall not be locked in the direction of egress under any conditions. All hasps, locks, slide bolts, and other locking devices are prohibited unless meet the following conditions:</p> <ul style="list-style-type: none"> <li>• Doors may be locked where the latch and lock are disengaged with one motion where the occupant load does not exceed 49 persons. Turning a door handle and disengaging a lock is considered two motions.</li> <li>• Doors may be provided with locking hardware from the ingress side provided that a panic bar is installed on any door with an occupant load exceeding 49 persons.</li> </ul>	Immediate
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F-16	Means of Egress	Storage was located in the exit stair/stair enclosure. Location: <b>Below staircase-2 and top staircase-1.</b>	Remove all storage from exit stairs and egress path in accordance with section 13.8 of RSC Technical Guidelines (Standard) <sup>1</sup> 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
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F-17	Means of Egress	<p>Electrical panels were located in the exit stair enclosure without separation from stair-2. Location: <b>Ground floor.</b></p>	<p>Remove and re-locate all electrical panels and water pumps from exit stair enclosures. Or, Provide fire separation with stair enclosure in accordance with section 6.3.1 of RSC Technical Guidelines (Standard)<sup>1</sup> V1.0.</p>	Within 3 Months
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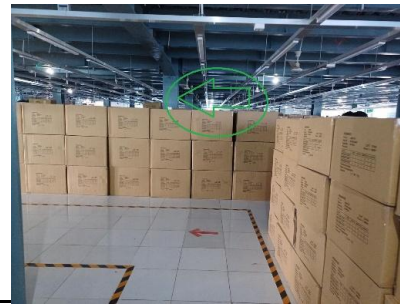
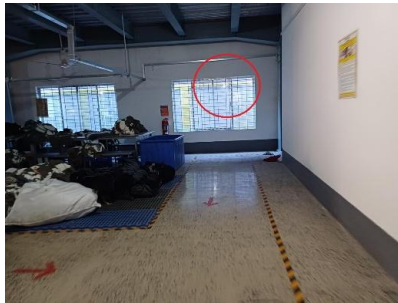
F-18	Means of Egress	<p>Building does not have stair/floor level designation signs at required locations on all floors.</p>	<p>Provide stair designation sign at each floor entrance from the stair to the floor in English and Bengali. Signs shall indicate the name of the stair and the floor level. Signs shall be posted adjacent to the door in accordance with RSC Technical Guidelines (Standard)<sup>1</sup> V1.0 Section 6.9.3.</p>	Within 1 Month
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F-19	Inspection, Testing & Maintenance (Fire)	The required no smoking signs are not present 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. Smoking sign shall post in accordance with section 13.5 of RSC Technical Guideline (Standard)	Within 1 Month
F-20	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: <b>Ground floor.</b>	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) <sup>1</sup> V1.0 Section 10.12.2.	Within 3 Months



F-21	Means of Egress	<p>Directional signs are not provided where direction of the path of travel to an exit has changed. Location: <b>All floors.</b></p>	<p>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)<sup>1</sup> V1.0 Section 6.11.3.</p>	Within 1 Month
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F-22	Means of Egress	<p>Emergency light non-functional/burn out at ground floor ( W-S corner ) and exit sign was not properly directed on top floor , stair-1.</p>	<p>Regularly inspect all exit signage/directional signage as per RSC Technical Guidelines (Standard)<sup>1</sup> V1.0. and replace/install lights as needed to illuminate signs.</p>	Within 1 Month
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<p>F-23</p>	<p>Fire Alarm &amp; Detection System (FADS)</p>	<p>The fire alarm system is antiquated, not a listed system and does not provide alarm and notification features consistent with acceptable standards.</p>	<p>Replace the fire alarm system with a new, listed addressable fire alarm system in accordance with NFPA 72 to meet section 5.7.3 of RSC Technical Guideline (Standard)</p> <p>Submit the proposed fire alarm 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/ 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. Complete the fire alarm installation as per NFPA 72. Submit drawings, testing records, equipment certification and other relevant documentation to the RSC prior installation for review.</p>	<p>Design within 2 month and modification/ installation with 4 months</p>
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F-24	ITM of Fire Alarm & Detection system	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 The RSC Technical Guidelines (Standard).	Within 1 month (after installation)
F-25	ITM of Fire Extinguishers	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 in accordance with The RSC Technical Guidelines (Standard).	Within 1 month

F-26	ITM of Emergency light and Exit Sign	Inspection, testing, and maintenance for the exit sign and 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
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