

INITIAL FIRE SAFETY INSPECTION REPORT

Vision Garments Ltd. (Extension 2)

RSC ID: 26158

Latitude: 90.2869, Longitude: 23.8491

Address: B-47, Purbo Razashan, Savar, Dhaka.

Other Factories: Vision Garments Ltd. (ID:10188); Vision Composite Knit Ltd. (ID: 10330) & Vision Garments Ltd. (New Building) (ID:24674).



Inspected By: Mohammad Anayet Hossain

Date: 10-April-2025

Fire Safety Inspection Report

Vision Garments Ltd. (Extension 2)(ID-26158)

Introduction:

Vision Garments Ltd. (Extension 2) complex was surveyed for fire safety on **10-Apr-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 is one structure covered under RSC ID 26158. The building details are as follows:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	ETP BUILDING	Mar-2017 to Jun-2024	07 Mar-2017 (Savar Municipality)	Nov-2024	6 storied (G+5) RC building with underground ETP operation.	Interim

Factory Address: B-47, Purbo Razashan, Savar, Dhaka.

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: ETP BUILDING.

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-01	Fire Rated Construction	The factory has installed fire rated doors to separate the storerooms on 3rd, 4th and 5th floor. 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 3 months
 				

F-02	Fire Rated Construction	Chemical storage rooms (Group J-Hazardous occupancy) located at ground floors is not properly fire separated from surrounding occupancies due to openings and penetrations. Location: Ground of ETP Building.	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-03	Fire Rated Construction	Liquefied or compressed gas cylinders & CNG high pressure appliances (i.e. CNG high pressure line & Pressure reducing/regulating control unit) were located within the factory on ground floor east side without adequate fire separation. Location: Ground floor (South-side of ETP 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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F-04	Fire Rated Construction	Elevator shafts open directly into the exit enclosure, which is a violation of RSC Technical Guidelines (Standard) 6.14.3. Location: ETP Building-[Stair-1 (NE-Stair)].	Provide a minimum 2-hr fire rated elevator shaft to separate it from each floor. Seal all openings to maintain fire separations. Factory is recommended to follow RSC published "SUPPLEMENTARY PAPER ON REMEDIATION GUIDANCE ELEVATOR OR LIFT SHAFT OPENING IN EXIT ENCLOSURES" for different solutions.	Within 3 months
				

F-05	Means of Egress	Width of aisles is less than 0.9m (36-in.). Location: 3rd & 4th floor of ETP Building.	Aisles shall be provided with a minimum unobstructed clear-width of 0.9 m (36 in.) in accordance with section 6.5.1 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 3 months
 				

F-06	Means of Egress	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. 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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F-07	Means of Egress	Common path of egress travel exceeds 23 m (75 feet). Location: 1st floor (from office & conference rooms) Available Common Path: 110 feet.	Reconfigure the egress arrangement to reduce the maximum common path of travel to not more than 23 m. 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) occupancies shall not exceed 8 m (25 ft). Section 6.13.2 of RSC Technical Guidelines (Standard) shall meet.	Within 3 months
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F-08	Means of Egress	Storage room discharges directly into the exit stair enclosure. Location: 3rd, 4th & 5th floors (Stair-1 (Noth-East Stair) of ETP 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-09	Means of Egress	Exit sign not provided at exit.	Lighted exit signs shall be placed at entrance to an exit. Additional directional exit signs shall be placed throughout the facility anywhere the continuation of the egress is not obvious. Lighted exit signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated at all times. Exit Sign shall provide in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.11.	Within 2 months
F-10	Means of Egress	Directional signs are not provided where direction of the path of travel to an exit has changed.	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 2 months
F-11	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes.	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

F-12	Fire Alarm & Detection System (FADS)	An addressable fire alarm system has installed in the factory building premises. Fire detection system installation requires to detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard).	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 Review within 2 months and installation/modification within 4 months.
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F-13	Inspection, Testing and Maintenance (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).	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)
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F-14	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).	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 installation/modification within 4 months.
 				

F-15	Inspection, Testing and Maintenance (ITM) of SUPS	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-16	Inspection, Testing and Maintenance (ITM) of SUPS	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-17	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 of RSC Technical Guideline (Standard)	Within 1 month
F-18	Inspection, Testing and Maintenance (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 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 3 months
F-19	Inspection, Testing and Maintenance (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 onsite, in accordance with NFPA 10 and RSC Technical Guidelines (Standard).	Within 1 month