

INITIAL FIRE SAFETY INSPECTION REPORT

BIDI APPARELS LTD.

RSC ID: 26172

GPS Coordinates: 22.2937965853441, 91.78067322902187

Address: Plot # 12-16, Sector # 6/A, Chattogram Export Processing Zone (CEPZ).

Other Factories: N/A



Inspected By: Md. Golam Kibria & Md. Tanvir Rahman

Date: 27-April-2025

Fire Safety Inspection Report

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Address: Plot # 12-16, Sector # 6/A, Chattogram Export Processing Zone (CEPZ).

Introduction:

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BIDI APPARELS LTD. complex was surveyed for fire safety on **27-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						
SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type & Floor area	Construction Category
1	Main Building	Jan-2010 to Dec-2011	Jan-2021 by BEPZA	Jan-2012 the Factory were initially occupied by a different owner. BIDI Apparels Ltd. commenced occupancy in 2019	4 Storied (G+3), RCC Per floor: 56261 sqft Total Area: 246128 sqft.	Existing
2	Boiler Room	Jan-2020 to Dec-2020	04-Sep-2024 by BEPZA	Jan-21	Single Storied, RCC Total Area:1253 sqft.	Interim
3	Doctor's & Child Care Shed	Jan-2020 to Dec-2020	04-Sep-2024 by BEPZA	Jan-21	Single Storied, Steel Total Area: 2462 sqft.	Interim
4	Fire Pump Shed	Jan-2020 to Dec-2020	04-Sep-2024 by BEPZA	Jan-21	Single Storied, Steel Total Area: 1521 sqft.	Interim
5	Security Post	Jan-2020 to Dec-2020	24-April-2024 by BEPZA	Jan-21	Single Storied, RCC Total Area: 124 sqft.	Interim
6	Utility Building	Jan-2010 to Dec-2011	24-April-2024 by BEPZA	Jan-12	Single Storied, RCC+ Shed Total Area: 3120 sqft.	Existing

7	Watch Tower-01	Jan-2010 to Dec-2011	04-Sep-2024 by BEPZA	Jan-12	Single Storied, RCC Total Area: 126 sqft.	Existing
8	Watch Tower-02	Jan-2010 to Dec-2011	04-Sep-2024 by BEPZA	Jan-12	Single Storied, RCC Total Area: 110 sqft.	Existing

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	Fire Rated Construction	The prayer room and training room (E4) is not separated from adjacent occupancies (production areas) with fire rated assemblies on 3rd floor of main building. Also the canteen area (E4) is not separated from adjacent occupancies (bonded warehouse, wastage store and printing section) with fire rated assemblies on ground floor of main building. Location: Ground Floor and 3rd Floor of Main Building.	To classify the occupancy as E4, it's necessary to limit the occupant load to below 300 as E3 (more than 300) is not permitted adjacent to production. Ensure required fire separation and opening protection as per BNBC table 3.2.1 and 3.2.3. Additionally, ensure that there are required direct exits to the stair enclosure from the assembly area.	Within 3 Months
				

F-02	Fire Rated Construction	The fire pump room is not provided with adequate fire separation. Location: Ground Floor, Fire Pump Shed.	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
  				
F-03	Fire Rated Construction	The required fire separation distance for Building-01 does not comply with the requirements of BNBC 2006. Location: Main Building.	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-04	Fire Rated Construction	Building expansion joint opening is not sealed by fire rated sealant/material. Location: All Floors at Main Building.	Expansion and contraction joints provided to accommodate expansion, contraction, wind or seismic movement shall be protected with a listed material having the same degree of fire resistance as that of the wall or floor in which it is installed. Installation shall be as per manufacturer published installation guideline and the certification authority guideline to ensure the fire-rating.	Within 3 Months
		 		

F-05	Fire Rated Construction	Floor to floor penetration due to plumbing pipe and electric cable riser are found in main building which are not separated by fire rated construction or fire rated sealant. Location: All Floor of Main Building.	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 datasheet. Or Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required. 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-06	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location: 1st Floor of Main 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 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-07	Means of Egress	Dedicated storage room (bonded warehouse) is found on ground floor during the inspection, and no vestibules were found with exit stair enclosure as discharges from the storage room is directly to the exit stair enclosures. Location: Ground Floor of Main 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-08	Means of Egress	The exit stairs are not separated from work areas, and other spaces due to penetrations with operational areas. Location: Main 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 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
				

F-09	Means of Egress	Parapet/Guards are found missing at accessible roof of stairs. Location: Rooftop of Main Building.	Provide parapets or guards with a minimum height of 1067mm (42 inch.) in accordance with RSC Technical Guidelines (Standard) ¹ V1.0 Section 6.12.	Within 3 Months
				
F-10	Means of Egress	Fire evacuation maps are not updated as per site condition Locations: Ground Floor of Main Building.	Update the fire evacuation map and 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-11	Egress Lighting	Illumination level of exit signs and directional signs are found inadequate. Also directional signs are not provided adequately where direction of the path of travel to an exit has changed. Location: All floor of Main Building.	Lighted exit signs shall be placed at entrance to an exit. Additionally, 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 as per standard.	Within 1 Month
 				

F-12	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: All floor of the Main Building.	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 3 Months
 				

F-13	Egress Lighting	Manual on-off switches are provided for emergency lighting and exit signage units. Location: All Buildings.	Remove manual on/off switches from emergency lighting and exit signage units to prevent them from being switched off.	Within 1 Month
				

F-14	Fire Alarm & Detection System (FADS)	The fire alarm and detection system has been installed, which requires a detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard). Location: All Buildings.	Submit the as built fire alarm and detection system drawing and documents to RSC for review. Once the design is reviewed, install/modify the fire alarm and detection system throughout the building in accordance with review comment, RSC Technical Guidelines (Standard) and NFPA 72. After installation/modification the owner shall conduct internal testing and commissioning and then contact the RSC for witness of final acceptance testing.	Design within 2 Months and Modification/ Installation within 4 Months
				
F-15	Inspection, Testing and Maintenance (ITM) of FADS.	Inspection, testing and maintenance for the fire detection and alarm system was not in accordance with standard.	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-16	Fire Suppression System (SUPS)	The highest occupied floor of production building from the grade level is 44 feet 11 inch. So class-III standpipe system is required for the entire building and was found installed during the inspection. Also, the factory has installed sprinkler system in the bonded warehouse at the ground floor of main building. Standpipe and hose system, sprinkler system and, fire pump installation require a detailed review to ensure compliance with NFPA 13, 14, 20, and RSC Technical Guidelines (Standard).	Submit the standpipe and hose system, sprinkler system and fire pump system drawing and documents to RSC for review. Once reviewed, install or modify the standpipe and hose system, sprinkler (where installed) and fire pump system throughout the building in accordance with RSC Technical Guideline (Standard) and NFPA 13, 14, 20. After installation the owner shall contact the RSC for witness of conducting the final acceptance testing of the standpipe and hose system.	Design within 2 Months and Modification/ Installation within 4 Months
				
F-17	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-18	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-19	Inspection, Testing and Maintenance (ITM) of SUPS	Inspection, testing and maintenance of the automatic sprinkler system is not in accordance with NFPA 25.	Inspect, test and maintain the automatic sprinkler 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-20	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 Technical Guidelines (Standard) ¹ V1.0. Keep written records on-site.	Within 1 Month (after installation)
F-21	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 on- site, in accordance with NFPA 10 and RSC Technical Guidelines (Standard) ¹ V1.0.s.	Within 1 Month (after installation)