

INITIAL FIRE SAFETY INSPECTION REPORT

Styrax Fashions Ltd Plot 180

RSC ID: 26243

Address: Plot – 180 (Extension Zone), DEPZ, Ashulia, Savar, Dhaka, Bangladesh.

23.943286, 90.279140

Other Factories: None



Inspected By: Md. Sadid Rahman and Hamed Mustakim

Date: 14-May-2025

Fire Safety Inspection Report

Styrax Fashions Ltd Plot 180

Introduction:

Styrax Fashions Ltd Plot 180 complex was surveyed for fire safety on **14-May-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): There are total 3 no's of structures in the factory compound under this RSC ID 26243 where approval authority of all structures are BEPZA. The buildings are as below:

SI No	Building Name & Description	Construction History	Period
1	Building-1: Main Production Building 7 storied RCC building with basement Total Approx Area: 1,77,500 Sft	Construction Start: Mar-2019 Construction End: May-2024 Date of first Operation: Jul-2024 Building Approval (Construction Drawing): On 13-Jan-2020 from BEPZA	Interim
2	Building-2: Security & Fire Command Room Single storey RC building Total Approx Area: 162 Sft	Construction Start: Mar-2019 Construction End: May-2023 Date of first Operation: Jul-2024 Building Approval (Construction Drawing): On 13-Jan-2020 from BEPZA	Interim
3	Building-3: Utility Building Single storey RC building Total Approx Area: 1,324 Sft	Construction Start: Mar-2019 Construction End: May-2023 Date of first Operation: Jul-2024 Building Approval (Construction Drawing): On 13-Jan-2020 from BEPZA	Interim

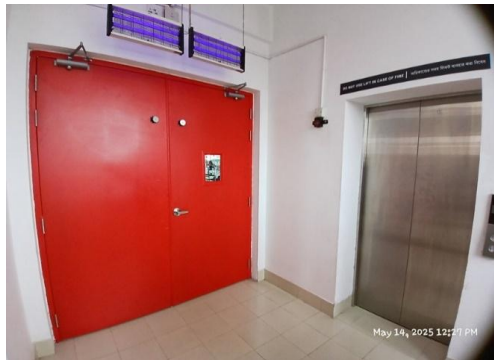
Factory Address: Plot – 180 (Extension Zone), DEPZ, Ashulia, Savar, Dhaka, Bangladesh.

Findings & Recommendations :

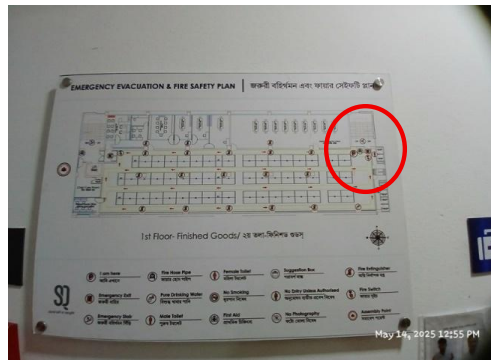
Table 1 summarize the fire safety non-compliant issues identified during the inspection. Recommendations have been provided to address each issue with specific remediation timeline. An implementation schedule shall be developed by the factory to remediate each of the findings. The specific timing of 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-1	Means of Egress	<p>The fire door closers were not properly functional during the inspection and The clearance under the bottom of a door was more than 19 mm.</p> <p>Location: Several floor at Main Building</p>	<p>Ensure that the fire doors are self-closing and positive latching. If fire doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system and The clearance under the bottom of a door shall be a maximum of 3/4 in. (19 mm).</p>	Within 3 months



F-2	Means of Egress	<p>Storage room discharges directly into exit stair enclosure on 1st floor.</p> <p>Location: Main Building</p>	<p>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.</p> <p>Provide a min 1-hr fire rated door on the exit stair side and a 1.5 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.</p>	Within 3 months
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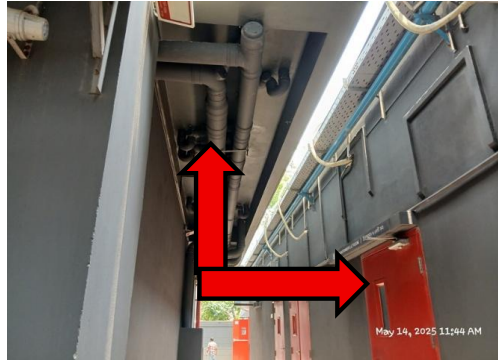


F-3	Fire Rated Construction	<p>Unsealed penetrations and openings are located in the fire-rated floor/ceiling assemblies due to electrical cable riser and plumbing pipe.</p> <p>Location: Basement and Ground floor of Main Building</p>	<p>Provide a minimum 2-hr fire-rated shaft to separate the utility risers from each floor level.</p> <p>Or, Seal all penetrations and openings in floors/ceiling assemblies by 3-hr fire-rated listed/certified materials. The installation of such fire-rated materials shall be following certified design and manufacturer's guidelines.</p> <p>Factory shall ensure that, all the design, datasheet, certificate, and proposed drawing of installation has been reviewed from the RSC prior to install the passive fire protection system (If required).</p>	Within 3 months
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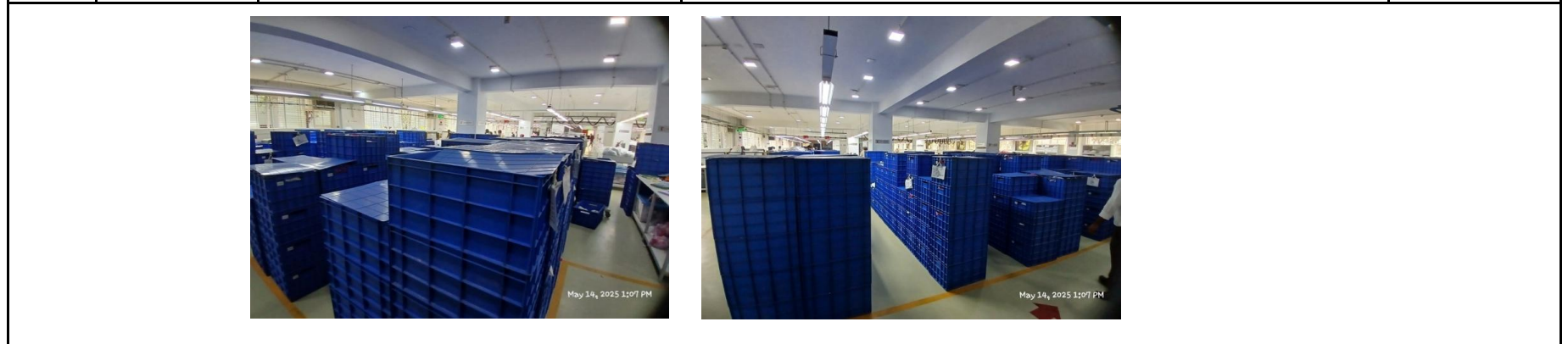
F-4	Means of Egress	<p>Elevator shafts open directly into the exit enclosure, which doesn't comply with RSC Technical Guidelines (Standard) , section 6.14.3.</p> <p>Location: Stair-1 at Main Building</p>	<p>Provide a minimum 2-hr fire rated elevator shaft to separate it from stair enclosure. No discharge is accepted through elevator shaft. Seal all openings to maintain fire separations.</p>	Within 3 months
<div style="display: flex; justify-content: space-around;">   </div>				
F-5	Means of Egress	<p>Unsealed penetrations and openings are located in exit stair enclosures.</p> <p>Location: Stair-1 in Main Building and Basement</p>	<p>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. Installation shall be as per manufacturer published installation guideline and the certification authority guideline to ensure the fire-rating. Or seal the penetration by 2-hr masonry construction.</p>	Within 3 months



F-6	Means of Egress	<p>Exit discharge from Stair-2 and Utility Building was not separated from unprotected opening of Main production Building.</p> <p>Location: North, South and West side of Main production building</p>	<p>An egress court serving as a portion of the exit discharge shall be open to the sky or provided with a fire resistance rated enclosure the same as the exit enclosure. 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.</p>	Within 3 months
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F-7	Means of Egress	<p>Areas used for in-process storage of combustible materials are open to the surrounding occupancy.</p> <p>Location: Ground floor of Main Building</p>	<p>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.</p>	Within 1 month
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F-8	Means of Egress	Falling hazards are present at the Occupiable roof of Utility building located between main building and utility building, which are situated at a high altitude.	<p>Guards shall be provided at all open sides of means of egress that exceed 760 mm (30 in.) above the floor or finished ground below.</p> <p>New and interim: Guards shall have a minimum height of 1067 mm (42 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.).</p> <p>Guard/Handrail shall construct in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12</p>	Within 1 month
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F-9	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) ¹ V1.0 Section 6.12.	Within 3 months
				
F-10	Means of Egress	Fire evacuation maps are not updated as per site condition. Location: 1st Floor	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	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes and at exit stairs on all floors.	Test the emergency lighting system on each floor and provide additional emergency fixtures to supply adequate illumination along the means of egress. Provide a minimum illumination of 10 lux at the floor level within exit stairs and along exit discharge paths and a minimum 2.5 lux along exit access aisles.	Within 1 month
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F-12	Fire Rated Construction	<p>The intermediate distance between the main production building and utility building found 6 feet 5 inch (at West side). Exterior wall is not protected by fire rated assembly as per BNBC 2006, Table 3.2.2.</p> <p>Location: Main Building</p>	<p>All 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. (See also 6.14.5).</p>	Within 3 months
F-13	Inspection, testing, and maintenance	<p>Inspection, testing, and maintenance for the exit sign and emergency lighting system was not in accordance with the RSC Technical Guidelines (Standard)</p>	<p>Inspect, test and maintain the exit sign and emergency lighting system in the accordance with The RSC standard. Keep written records on-site.</p>	Within 1 month.

F-14	Fire Alarm & Detection System (FADS)	<p>Automatic Fire alarm & detection system installation has been found ongoing which requires detailed review to confirm compliance with NFPA 72 and the RSC Technical Guidelines (Standard)</p> <p>Location: All Structure</p>	<p>Submit as-built drawings, testing records, equipment certification and other relevant documentation to the RSC for review and approval. Modification (if required) shall have to done as per the reviewed design and NFPA- 72.</p> <p>Upon approval & modification (if required) the factory shall inform RSC to conduct final testing and commissioning verification of the system for final acceptance.</p>	<p>Design within 2 months, installation/modification on within 4 months</p>
				
F-15	Inspection, testing, and maintenance	<p>Inspection, testing and maintenance of the addressable fire alarm and detection system is not in accordance with NFPA 72, and the RSC Technical Guidelines (Standard).</p>	<p>Inspect, test and maintain the addressable fire alarm and detection system and keep written records on- site, in accordance with NFPA 72 and the RSC Technical Guidelines (Standard)</p>	<p>Within 1 month</p>

F-16	Fire Suppression System (SUPS)	<p>The high-rise building has an occupied floor greater than 23 meter (75 feet) where required automatic sprinkler protection is not installed with NFPA-13 which is required as per section 3.6.3 of RSC Technical Guideline (Standard) .</p> <p>Location: Main Building and Utility Building</p>	<p>Provide automatic sprinkler protection along with class-I standpipe system throughout the building in accordance with NFPA 13, 14, 20 and 22. Submit design to RSC for review prior installation.</p> <p>Submit the Sprinkler system drawing to RSC for review. Once reviewed, install or modify the sprinkler 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.</p>	<p>Design within 2 month and modification/ installation with 4 months</p>
				
F-17	Inspection, Testing & Maintenance (Fire)	<p>Inspection, testing and maintenance of the automatic sprinkler system, standpipe and fire pump is not in accordance with NFPA 25.</p>	<p>Inspect, test and maintain the automatic sprinkler system, standpipe & fire pump system and keep written records on- site, in accordance with NFPA 25 and RSC Technical Guidelines (Standard)¹ V1.0.s.</p>	<p>Within 1 month after installation.</p>

F-18	Inspection, testing, and maintenance	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 standards.	Within 1 month
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