

INITIAL FIRE SAFETY INSPECTION REPORT

Orient Allure Lingerie Ltd. (Unit - 2)

RSC ID: 26256

Address: Hijalhati, Baroipara, Kaliakoir, Gazipur-1750.

Latitude: 24.0750° N, Longitude: 90.2170° E

Other Factories: None



Inspected By: Mohammad Anayet Hossain

Date: 14-May-2025

Fire Safety Inspection Report

Introduction:

Orient Allure Lingerie Ltd. (Unit - 2) 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

SI No	Building Name & Description	Construction History	Period
1	Building-1: Production Building. Two-storied production building (G-RCC, 1F-Steel). Total Approx Area: 4212 sqm (Per Floor area: 2106 sqm).	Construction Start: Jan, 2013. Construction End: Dec, 2013. Date of first Operation by the factory: Feb, 2024, (Previously it was used by Heasong Corporation.) Building Approval: Submitted to LGED for Approval.	Interim
2	Building-2: Office Building. Two Storied RCC Building (1st floor is architecturally merged with Building 1: Production Building). Total Approx Area: 238 sqm (Per Floor area: 119 sqm).	Construction Start: Jul, 2024. Construction End: Feb, 2025. Date of first Operation: Mar, 2025. Building Approval: Submitted to LGED for Approval.	New
3	Building-3: Medical, Childcare, Dining Building. Two Storied RCC Building. Total Approx Area: 456 sqm (Per Floor area: 228 sqm).	Construction Start: Oct, 2024. Construction End: May, 2025. Date of first Operation: May, 2025. Building Approval: Submitted to LGED for Approval.	New

4	Building-4: ETP Building. RCC Building (B+G). Total Approx Area: 446 sqm (Per Floor area: 223 sqm).	Construction Start: Jan, 2024. Construction End: Jun, 2024. Date of first Operation: Jun, 2024. Building Approval: Submitted to LGED for Approval.	New
5	Building-5: Sub-station Building. Single Storied RCC Building. Total Approx Area: 112 sqm.	Construction Start: Jan, 2013. Construction End: Dec, 2013. Date of first Operation: Mar, 2024. Building Approval: Submitted to LGED for Approval.	Interim

Factory Address: Hijalhati, Baroipara, Kaliakoir, Gazipur-1750.

Points of contact:

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Findings & Recommendations :

Table 1 & 2 summarize 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 approval.

Table-1: All buildings (ID-26256).

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction. Location: Building-1: Production 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)' 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-2	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancies. Location: Building-1: Production Building (Ground floor).	Separate the dedicated storage rooms by minimum 1-hr fire-rated construction. Provide 0.75 hr. fire rated door and seal all penetrations and openings by 0.75 hr. (45 Minutes) fire rated fire rated barrier construction. Where separate storage rooms are not feasible, provide defined storage areas and limit the storage arrangement as follows: - Maximum height of 2.45m (8ft.) , maximum area of 23m² (250 ft²) and 3m (10ft.) clear distance from adjacent another unenclosed combustible storage. - If the building/floor is sprinkler protected: maximum height of 3.66m (12ft.) and maximum area of 93m² (1000 ft²). -In process storage shall be limited to 10 percent of the building area of the story in which they occur.	Within 3 months
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F-3	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location (s): Building-1: Production Building (Ground & 1st floor).	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.	Within 3 months
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F-4	Fire Rated Construction	The main structural element of the interim building is constructed by steel which is non-rated and were found in exposed condition without any fire protection. Location: Building-1: Production Building (1st floor).	The construction type is unprotected steel construction. As per RSC Technical Guideline and BNBC 2006, The Fire rating of the structure requires to be confirmed as per BNBC 2006. The "Ministry of Housing and Public Works" has issued a resolution based on the recommendations from the House Building Research Institute (HBRI) and the Public Works Department (PWD) to assess structural fire protection requirements of steel buildings (unprotected non-combustible construction type) according to BNBC 2020. 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. Submit the design philosophy along with the required documents to RSC for review the required construction type. Once the design philosophy is reviewed, provide fire ratings of structural members.	Within 6 months
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F-5	Fire Rated Construction	The required fire separation distance for Building-01 (Production Building) does not comply with the requirements of BNBC 2006. Location: Building-1: Production 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-6	Mean of Egress	Storage areas discharges directly into the exit stair enclosure. Location: Building-1: Production Building [Ground floor- Stair-2 (South-East side stair)].	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-7	Fire Rated Construction	Storages were found underneath the cutting tables. Location: Building-1: Production Building (Ground floor).	Storage underneath the cutting tables shall be kept clear of combustibles at all time, except as provided for miscellaneous storage in accordance with 3.4.2.1.6 or where automatic sprinkler protection is installed. Where an automatic sprinkler system is installed sprinklers are required to be installed beneath cutting tables greater than 4 ft in width that are used for storage of combustibles.	Within 3 months
				
F-8	Mean of Egress	Stair clear width was found less than 60 inch. (Stair-1: 57 inch.; Stair-2: 46 inch.; Stair-3: 58 inch.). Location: Building-1: Production Building (All three (03) stairs).	Stairs shall have a minimum clear width of 60 inch for all industrial occupancies as per RSC Technical Guideline (Standard) section of 6.5.6	Within 3 months



F-9	Mean of Egress	The egress court serving south-east exit (stair-2) is less than 10 ft wide and is not separated from the building interior which is not in accordance with section 6.17.2 of RSC Technical Guidelines (Standard)¹ V1.0. Location: Building-1: Production Building.	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. Seal all penetrations and openings to the interior of the building along the discharge path, up to a height of 10 ft. to provide a minimum 1-hr fire separation.	Within 3 months
				

F-10	Mean of Egress	Egress capacity (511 as per present condition) is not adequate for the occupant load at 1st floor (613 person). Location: Building-1: Production Building (1st floor).	Immediately reduce occupant load to not more than available egress capacity. If additional exit capacity is required, provide additional exits to increase egress capacity.	Immediately																
Manpower Summary <table><thead><tr><th>Sl</th><th>Description</th><th>Manpower</th><th>Remarks</th></tr></thead><tbody><tr><td>01</td><td>Ground Floor.</td><td>69</td><td></td></tr><tr><td>02</td><td>1st Floor.</td><td>613</td><td></td></tr><tr><td></td><td>Total</td><td>682</td><td></td></tr></tbody></table> Dining Capacity -200 					Sl	Description	Manpower	Remarks	01	Ground Floor.	69		02	1st Floor.	613			Total	682	
Sl	Description	Manpower	Remarks																	
01	Ground Floor.	69																		
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	Total	682																		
F-11	Fire Alarm & Detection System (FADS)	Automatic fire alarm & detection system installation requires detailed review to confirm compliance with NFPA 72 and RSC standards. Location: Building-1: Production Building.	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 within 2 month and modification/ installation with 4 months																



F-12	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the fire alarm system is not in accordance with NFPA 72. Location: Building-1: Production Building.	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
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F-13	Fire Rated Construction	Generator room is not properly separated by fire rated construction with other Occupancies/Areas. Location: Building-5: Sub-station Building (Ground floor).	Generator room 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. Or Relocate it to exterior of the building and maintain a minimum 3m (10 ft.) spatial separation distance from the building. Generator room separation shall meet section 3.4.2.1.2 of RSC Technical Guideline (Standard)	Within 3 months
				

F-14	Fire Rated Construction	Transformer is not properly separated by fire rated construction with surrounding occupancies/Areas. Location: Building-5: Sub-station Building (Ground floor).	Oil filled transformer shall be separated from other occupancies by a minimum 2-hr fire rated construction (wall, floor, slab etc.). Switch gears and transformer bays shall be separately housed with a 2-hr rated wall in between. 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. Oil filled transformers shall not be housed above ground level. Or, Relocate it to exterior of the building and maintain a minimum 3m (10 ft.) spatial separation distance from the building. Transformer room separation shall meet section 3.4.2.1.4 of RSC Technical Guideline (Standard) .	Within 3 months
				

F-15	Fire Rated Construction	The air compressor rooms are not separated by fire rated construction due to openings/penetrations. Location: Building-4: ETP Building. (Ground floor).	Separate the compressor room by a minimum 1-hr fire- rated construction for non- high rise. Seal and protect all openings to maintain the required fire separations. When located to the exterior of a building, 3m (10 ft.) separation is required.	Within 3 months
				
F-16	Fire Rated Construction	The required fire separation distance for Building-3 (Medical, Childcare, Dining Building) does not comply with the requirements of BNBC 2020. Location: Building-3: Medical, Childcare, Dining Building.	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



F-17	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction. Location: Building-3: Medical, Childcare, Dining 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
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F-18	Mean of Egress	Stair clear width was found less than 2.0 m (79 in.) for all assembly occupancies. Location: Building-3: Medical, Childcare, Dining Building (Both stairs).	Stairs shall have a minimum clear width of 2.0 m (79 in.) for all assembly occupancies as per RSC Technical Guideline (Standard) section of 6.5.6.	Within 3 months
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F-19	Fire Rated Construction	The day-care room does not separated from surrounding occupancy. Location: Building-3: Medical, Childcare, Dining Building.	Separate the day-care from other occupancy ac per Table 3.2.1 (BNBC 2006/2020)	Within 3 months
				
F-20	Mean of Egress	The egress court serving discharge from the exit stair 2 is less than 10 ft wide and is not separated from the building interior which is not in accordance with section 6.17.2 of RSC Technical Guidelines (Standard)¹ V1.0. Location: Building-3: Medical, Childcare, Dining Building (Stair-2).	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. Seal all penetrations and openings to the interior of the building along the discharge path, up to a height of 10 ft. to provide a minimum 1-hr fire separation.	Within 3 months

				
F-21	Mean of Egress	Handrails are not provided on both sides of each exit stairs on all floors. It's may pose as a falling hazard during evacuation. Location (s): Building-3: Medical, Childcare, Dining Building (Both stairs).	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.). 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)¹ V1.0 Section 6.12.	Within 3 months



F-22	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancies. Location: Building-4: ETP Building (Wastage room- Ground floor).	Separate the dedicated storage rooms by minimum 1-hr fire-rated construction. Provide 0.75 hr. fire rated door and seal all penetrations and openings by 0.75 hr. (45 Minutes) fire rated fire rated barrier construction. Where separate storage rooms are not feasible, provide defined storage areas and limit the storage arrangement as follows: - Maximum height of 2.45m (8ft.) , maximum area of 23m² (250 ft²) and 3m (10ft.) clear distance from adjacent another unenclosed combustible storage. - If the building/floor is sprinkler protected: maximum height of 3.66m (12ft.) and maximum area of 93m² (1000 ft²). -In process storage shall be limited to 10 percent of the building area of the story in which they occur.	Within 3 months
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F-23	Fire Rated Construction	Fuel (diesel) drum located in front of generator/sub-station room/area without proper fire-separation. Location: Building-5: Sub-station Building (Ground floor).	Separate the hazardous materials / flammable liquid storage room by a minimum 2-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations.	Within 3 months
				

F-24	Mean of Egress	A single means of exit has been provided on interim/new construction. Location (s): Generator room (Building-5: Sub-station Building); Compressor and wastage rooms (Building-4: ETP Building).	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. 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	Within 3 months
F-25	Mean of Egress	Abrupt changes in the elevation of walking surfaces were observed, not meeting the RSC Technical Guidelines (Standard)¹ V1.0 Section 6.3.4. Location (s): Exit discharge path at ground floor (All buildings).	Abrupt changes in elevation of walking surfaces shall not exceed ¼ in. unless provided with a beveled slope of 1 in 2 that do not exceed ½ in. Changes greater than ½ in. shall meet the requirements for RSC Technical Guidelines (Standard)¹ V1.0 Section 6.3.5.	Within 3 months
  				

F-26	Means of Egress	Fire evacuation maps is not posted at the entrance of all exit stair. Location (s): All buildings.	Fire evacuation maps shall be posted at the entrance to each exit stair in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 13.3.	Within 3 months
F-27	Means of Egress	Building does not have occupant load signs at required locations on all floors. Location (s): All buildings.	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)¹ V1.0 Section 6.4.4 .	Within 3 months
F-28	Means of Egress	Building does not have stair/floor level designation signs at required locations on all floors. Location (s): All buildings.	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)¹ V1.0 Section 6.9.3.	Within 3 months

F-29	Means of Egress	Exit sign not provided at all exits. Location (s): All buildings.	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 3 months
F-30	Means of Egress	Directional signs are not provided where direction of the path of travel to an exit has changed. Location (s): All buildings.	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)¹ V1.0 Section 6.11.3.	Within 3 months
F-31	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location (s): All buildings.	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-32	Fire Alarm & Detection System (FADS)	Automatic fire alarm & detection system installation requires detailed review to confirm compliance with NFPA 72 and RSC standards. Location (s): Building-2: Office Building; Building-3: Medical, Childcare, Dining Building; Building-4: ETP Building & Building-5: Sub-station Building.	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 within 2 month and modification/ installation with 4 months
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F-33	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the fire alarm system is not in accordance with NFPA 72. Location (s): Building-2: Office Building; Building-3: Medical, Childcare, Dining Building; Building-4: ETP Building & Building-5: Sub-station Building.	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-34	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 3 months
F-35	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10. Location (s): All buildings.	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 3 months
F-36	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the exit sign and emergency lighting system was not in accordance with the RSC Technical Guidelines (Standard)¹ V1.0. Location (s): All buildings.	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 3 months