

INITIAL FIRE SAFETY INSPECTION REPORT

Rizvi Fashions Ltd. (Extension)

RSC ID: 26362

Geographical Coordinates: 23.877754, 90.289238

Address: Anwar Jang Road, 1 No Kalma Bazar, Savar, Dhaka- 1341

Other Factories: Rizvi Fashions Ltd. (ID-12074)



Inspected By: Nainin Nowrose & Muntasir Ahmad Nasif

Date: 16-June-2025

Fire Safety Inspection Report

Rizvi Fashions Ltd. (Extension)

Introduction:

RSC ID : 26362

Rizvi Fashions Ltd. (Extension) complex was surveyed for fire safety on **16-June-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 are total 2 structures covered under this RSC ID 26362. The buildings are as below:

SL No	Building Name & Type	Building Construction Period	Approval Date & Authority	Occupied	Area (Sq.ft.)	Construction Category
1	Name: Building -2 Type: 7 storied (proposed) RCC Building (G+6)	Aug-2023 to Sep-2025 (Proposed Timeline of completion)	07-Dec-2022 (RAJUK) 19-Dec-2024 (DIFE)	Apr-2025	126,099	New
2	Name: Stair And Lift Building Type: 7 storied (proposed) RCC Building (G+6)	Aug-2023 to Sep-2025 (Proposed Timeline of completion)		Apr-2025	11,718	New

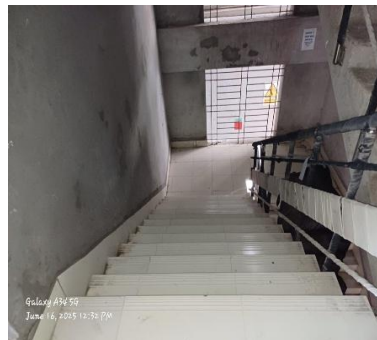
Factory Address: Anwar Jang Road, 1 No Kalma Bazar, Savar, Dhaka- 1341

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.

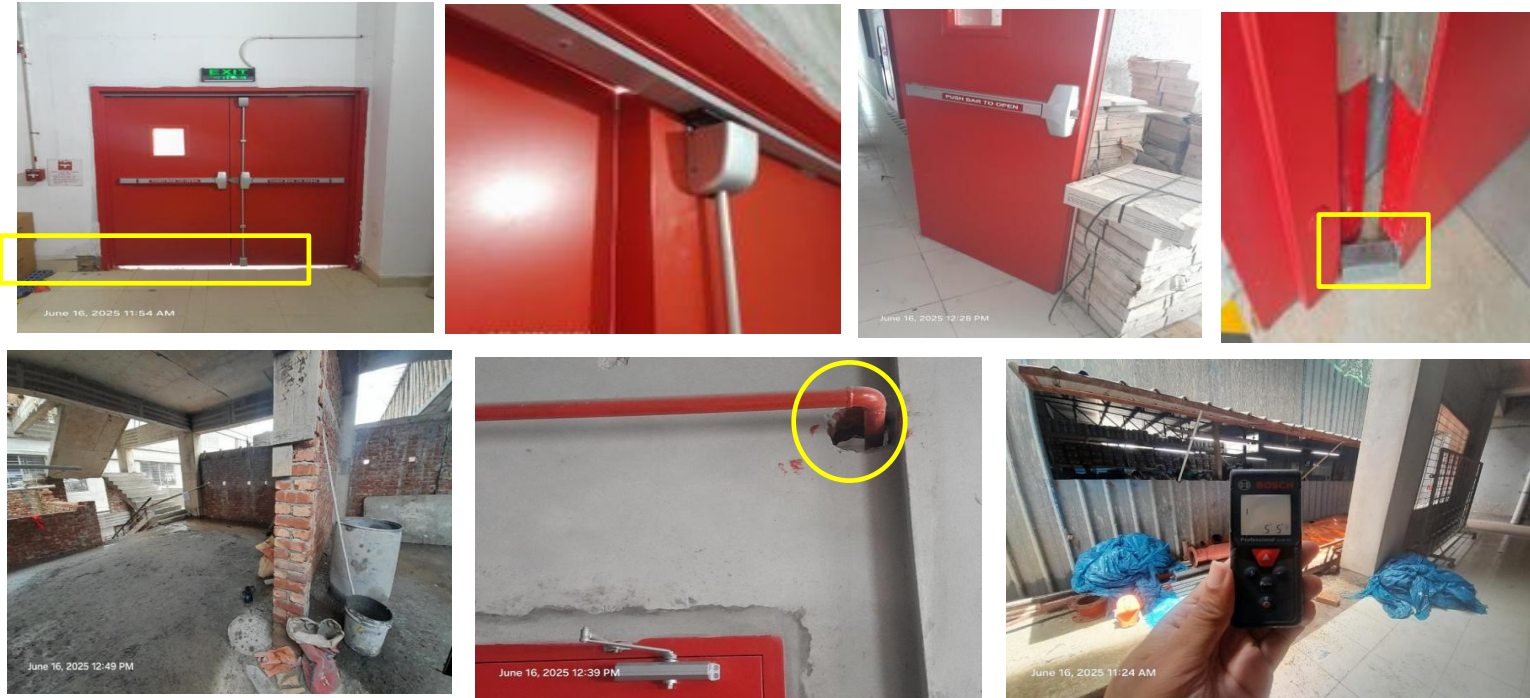
Table-1: All structures in this ID-26362.

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-01	Means of Egress	Exit Stair clear width was found less than 60 in. (New construction) Available Stair Width: Stair-1 = 52", Stair-2 = 53" Locations: Both North & South exit stairs (stair-1 & stair-2) of Building-2 & Stair and Lift Building.	Stairs shall have a minimum clear width of 60 inch. for all industrial occupancies and 79 inch. for Assembly occupancies as per RSC Technical Guideline (Standard) section of 6.5.6	Within 3 months

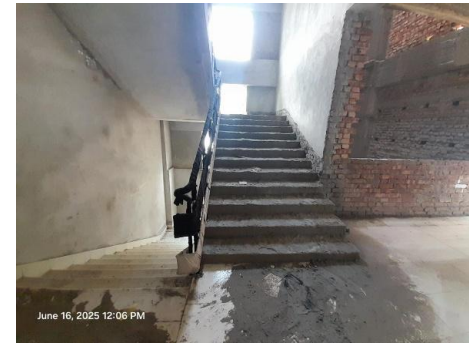


F-02	Means of Egress	Electrical DB board is located inside exit stair enclosure. Location: Stair-1 at ground floor of Building-2.	Remove and re-locate all Electrical panels from exit stair enclosures. Or, Provide fire separation with stair enclosure in accordance with section 6.3.1 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 3 months
 				

F-03	Means of Egress	The exit stair enclosures are not separated from floor areas and other spaces on each floor by fire-rated construction due to unprotected openings and unsealed penetrations. Installed fire doors are not functional properly due to non-functional door accessories including door coordinators, closing device, magnetic door holders and panic hardware's. Fire doors were manually or forcefully opened by external sources. Gap beneath the fire door leafs were more than allowable limit. Credible certifications were not provided. Moreover, Stair-1 enclosure is not separated from production shed (elastic shed) at north side due to unprotected opening within 5 ft 5 inch. Location: Both North & South exit stairs of Building-2.	The exit stair enclosure shall be provided with a minimum of 2- hr. fire resistance rating for buildings 4 or more 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. Keep proper datasheet & certifications for installed fire doors & accessories on-site for verification. The clearance under the bottom of a door shall be a maximum of 3/4 in. (19 mm).	Within 3 months
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F-04	Means of Egress	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. Locations: Both North & South exit stairs (stair-1 & stair-2) of Building-2.	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
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F-05	Means of Egress	Storage rooms discharges directly into the exit stair enclosure. Location: Ground & 1st floor of Both stair-1 & 2 of Building-2.	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 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.	Within 3 months
 				

F-06	Means of Egress	The maximum travel distance exceeds 38 m for storage occupancy (H2) which does not meet the requirements of Section 6.13 of RSC Technical Guidelines (Standard) and BNBC 2020. Location: 1st floor of Building-2.	Reconfigure the egress arrangement to meet 6.13 of RSC Technical Guidelines (Standard). Or, Provide additional exits so that the travel distance shall not exceed the maximum allowable limit.	Within 3 months
				
F-07	Means of Egress	Common path of egress travel exceeds 30 m (100 ft) for storage occupancy (H2). Location: 1st floor of Building-2.	Reconfigure the egress arrangement to reduce the maximum common path of travel to not more than 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).	Within 3 months

 				
F-08	Fire Rated Construction	The required fire separation distance for Building-02 does not comply with the requirements of BNBC 2020. Fire separation has not been provided between floor areas of storage occupancy (H2) of 7-storied Building-2 and Utility Building (L-occupancy) due to unprotected openings and penetrations. Unprotected openings found within 5 ft 10 inch between Building-2 & Utility building and 5 ft 5 inch between Building-2 & Elastic shed. Location: East & north side of Building-2.	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-09	Means of Egress	Parapets or guards are not provided where falling hazards are present at the staircase and several lift openings located within the stair enclosures and floor areas, which are situated at a high altitude. Location: Both stair-1 & 2 of Building-2.	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. For New and Interim buildings, Guards shall have a minimum height of 1067 mm (42 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.). Guard/Handrail shall construct in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12	Within 3 months
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F-10	Fire Rated Construction	The egress court [serving north/east exit discharge] is less than 10 ft wide and is not separated from the building interior/adjacent building exterior which is not in accordance with section 6.17.2 of RSC Technical Guidelines (Standard)¹ V1.0. Location: North & East sides of Building-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. Alternatively, provide a second remote discharge path to the public way.	Within 3 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. Location: Building-2.	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	Means of Egress	Aisles were found missing on several locations throughout the building. locations: All floors of Building-2.	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. Aisles mark shall be clearly visible.	Within 1 month

				
F-13	Means of Egress	Exit stairs serve more than 5 stories and do not have required reentry provisions on all floors. Location: Building-2.	Every door in a stair enclosure serving more than 5 stories shall be provided with re-entry unless it meets RSC Technical Guidelines (Standard)¹ V1.0. Section 6.8.3.1..	Within 3 months
F-14	Means of Egress	Updated evacuation map is not posted at the entrance of all exits on each floors. Location: Building-2.	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-15	Means of Egress	Building did not have updated occupant load signs at all required locations on each floors. Location: Building-2.	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 1 month
F-16	Means of Egress	The directional signs are not provided where there is a change in direction and where the continuation of the egress path is not obvious. Location: Building-2.	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-17	Means of Egress	Illuminated Exit signs are not provided at all exits. Location: Building-2.	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 1 month
				

F-18	Means of Egress	Building does not have stair/floor designation signs at required locations on all floors. Location: Building-2.	Provide stair/floor 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 1 month
 				
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	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the exit sign and emergency lighting system were 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) ¹ V1.0. Keep written records on-site.	Within 1 month
F-21	Fire Alarm & Detection System (FADS)	Automatic fire alarm & detection system installation requires 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 within 2 month and modification/ installation with 4 months



F-22	Inspection, Testing & Maintenance (Fire)	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 RSC Technical Guidelines (Standard) ¹ V1.0.s.	Within 1 month (after installation)
F-23	Fire Suppression System (SUPS)	The multistoried Production building has an occupied floor height greater than 10 meters (33 feet). So that standpipe system is required throughout the building. Fire Pump and Standpipe system installation requires detailed review to confirm compliance with NFPA 13, 14, 20, 22, 24 & RSC Technical Guidelines (Standard).	A standpipe system shall be installed in buildings with the highest occupiable floor 10 m (33 ft.) above grade or more to meet section 5.4.2 of RSC Technical Guideline (Standard). If the building is protected throughout by an approved automatic sprinkler system a class I system shall be permitted.) Installation of the Standpipe system shall be in accordance with RSC Technical Guidelines (Standard)¹ V1.0. section 5.4 and NFPA 14. 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 within 2 month and modification/ installation with 4 months



F-24	Inspection, Testing & Maintenance (Fire)	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-25	Inspection, Testing & Maintenance (Fire)	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-26	Inspection, Testing & Maintenance (Fire)	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