

INITIAL FIRE SAFETY INSPECTION REPORT

Pioneer Knitwears (BD) Ltd. (Extension 2)

RSC ID: 26356

Jamirdia, Habirbari, Valuka, Mymensingh.

GPS: 24.2996, 90.3756

Other Factories: Pioneer Knitwears (BD) Ltd. (RSC ID: 10311), & Pioneer Knitwears (BD) Ltd (Extension) (RSC ID: 24660)



Inspected By: Md. Kamrul Hasan & Md. Rakibul Islam

Date: 17-June-2025

Fire Safety Inspection Report

Pioneer Knitwears (BD) Ltd. (Extension 2)

Introduction:

RSC ID: 26356

Pioneer Knitwears (BD) Ltd. (Extension 2) complex was surveyed for fire safety on **17-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.

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):

- 1. R&D Building (Five storied RCC building with occupied Roof) RCC structure (Construction Period: Jan, 2018 - Dec, 2022; Occupied: Feb, 2023)**
- 2. Sub-station Building (1-Storied_RCC) RCC Structure (Construction Period: May 2019 to December 2019, area 1150 Sft) (Permit: LGED (24 June 2020)**

Factory Address: Jamirdia, Habirbari, Valuka, Mymensingh.

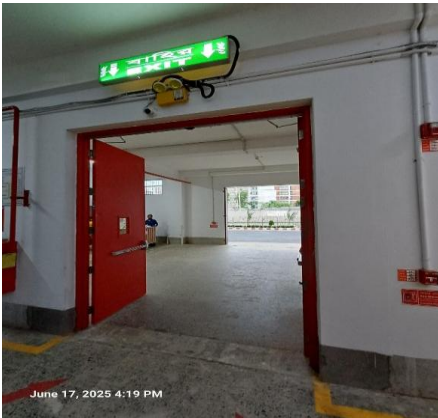
Findings & Recommendations :

Pioneer Knitwears (BD) Ltd. (Extension 2)

Table-1: Finding & recommendation for all buildings

ID: 26356

Sl No.	Category	Findings	Required Action	Remediation Time Frame
1	Means of egress	During the inspection, the fire-rated door was properly functional; door closers, smoke seal etc. have been observed. But, credible documents of fire door are not found. (2.4m X 3.0m sized doors are found on ground floor). Location: R&D Building.	Keep proper datasheet & certifications for all the installed fire doors & accessories on-site for verification.	Within 3 Months

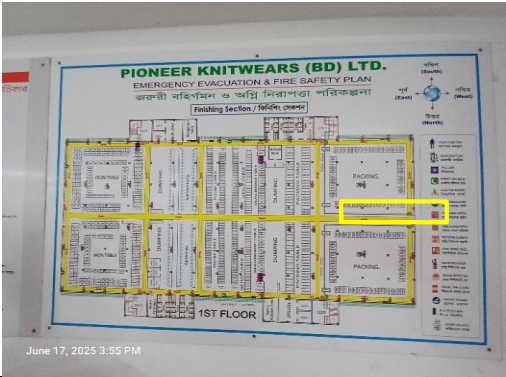
				
2	Fire-Rated Construction	Unprotected openings in the exterior wall in two consecutive floors lying within 1.5 m and vertical spread of fire is not restricted at east & west side of the R&D Building.	Provide flame barriers as similar as sunshades or cornices or projected wall at least 750 mm from the external face of the exterior wall. The flame barrier shall have a fire resistance rating of not less than three-fourths hour. Follow BNBC 2006 Part III chapter 3 clause 3.1.7.2	Within 6 Months

 				
3	Fire-Rated Construction	Floor to floor penetrations were found due to BBT passing and toilet area plumbing pipe (Toilet area found separated by 2 hour fire rated door, however, openings were noted connecting it to the production area from the exterior wall side). Location: R&D Building.	Seal all penetrations and openings in floor/ceiling assemblies by a listed through-penetration fire stop system tested in accordance with ASTM E814 or approved alternative standard to maintain minimum 3-hr. fire resistance rating. Installation shall be as per manufacturer published installation guideline and the certification authority guideline to ensure the fire-rating in accordance with section 4.7 of RSC Technical Guideline (Standard) Or, Provide a minimum 2-hr fire rated shaft to separate the penetration from each floor if required.	Within 3 Months

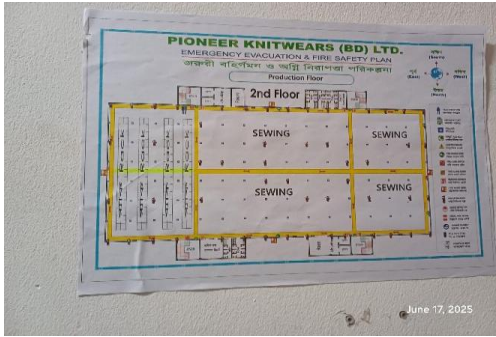
				
4	Fire-Rated Construction	Office area & production area found not separated with each other by required fire rated construction as 2 hour fire rated door installed, and some BBT & AC Cable penetrations were also noted. Location: R&D Building.	Separate the office area from other occupancies with 3-hr fire rated construction, provide minimum 3-hr. rated doors for the openings and seal the unprotected penetrations.	Within 3 Months

  				
5	Fire-Rated Construction	Lift shaft is not properly separated on the ground floor, as on the ground floor store area discharge through lift enclosure. Location: R&D Building.	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.	Within 3 Months

 				
6	Fire-Rated Construction	Exit access corridor serving more than 30 occupants on the first floor at packing section is not separated by fire rated construction or protected by sprinkler system in accordance with NFPA 13 and section 6.3.1.1 of RSC Technical Guidelines (Standard)¹ V1.0. Location: R&D Building.	Separate the exit access corridor by a minimum 1-hr fire rated construction . Or Provide automatic sprinkler system throughout the storey as per NFPA 13.	Within 3 Months

				
7	Fire Rated Construction		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

				
8	Means of egress	Storage rooms discharges directly into exit stair enclosure without any vestibules on the second floor. Location: R&D 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 minimum 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

 				
9	Means of egress	Evacuation map found not updated. Location: R&D Building.	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 1 Month
10	Means of egress	Occupant load sign were not provided for the roof floor for R&D Building. Location: R&D Building.	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

11	Means of egress	Stair designation sign were not provided for the roof floor for R&D Building. Location: R&D Building.	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 1 Month
12	Means of egress	Travel distance found 260 feet on the first floor at packing section, and 210 feet on the ground floor at store area. Location: R&D Building.	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

 June 17, 2025 3:55 PM	 June 17, 2025 4:11 PM			
13	Means of egress	Aisles not provided as per standard on the 1st & 4th floor. Location: R&D Building.	Aisles shall be provided with a minimum unobstructed clear-width of 0.9 m (36 in.).	Within 3 Months

				
14	Means of egress	Intermediate handrails were not provided where exit stair width found more than 87 inches on roof floor level. Location: R&D Building.	Intermediate handrails shall be provided when the stair width exceeds 2.2 m (87 in.).	Within 1 Month

				
15	Means of egress	Some exit doors width found 36 inches as one leaf of the fire rated doors does not have any pushbar and closers. Location: R&D Building.	Doors in a means of egress shall have a minimum width of 1 m (39 in.), in accordance with section 6.5.6.1 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 2 Months

				
16	Means of egress	Exit door does not swing in the direction of travel on the occupied roof floor. Location: R&D Building.	Modify swing direction of egress doors to the direction of egress travel. Doors serving an occupant load of more than 50 shall swing in the direction (out-ward) of egress travel in accordance with section 6.8.1 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 1 Month

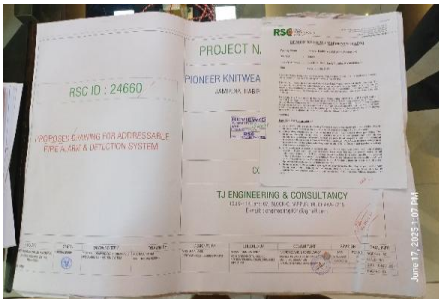
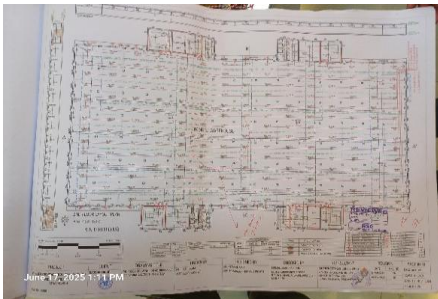
				
17	Means of egress	No guard found installed for the helipad on roof top. Location: New building.	Guards shall be provided at all open sides of means of egress that exceed 760 mm (30 in.) above the floor or finished ground below. Guards shall have a minimum height of 1067 mm (42 in.). Open guards shall 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 shall construct in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12.	Within 1 Month



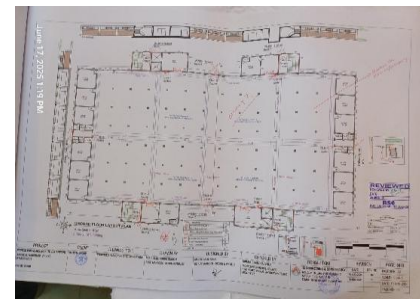
18	Egress Lighting	Exit signs were not provided on the roof floor for the office area, rest room, staff dining (proposed) and lift machine room. Location: R&D Building.	Provide exit signs above all building exits to the exterior, all doors to the exit stairs. Lighted exit signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated.	Within 1 Month
----	-----------------	--	--	----------------

 				
19	Egress Lighting	Based on the number and location of emergency lights observed, inadequate emergency lights were observed in the sub-station building and R&D Building. Location: Sub-station building and R&D Building.	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 2 Months

 				
20	ITM Egress Lighting	Inspection, testing, and maintenance for the emergency lighting system was not in accordance with The RSC Technical Guidelines (Standard).	Inspect, test and maintain the emergency lighting system in accordance with The RSC Technical Guidelines (Standard). Keep written records on-site.	Within 1 Month

21	Fire Alarm & Detection system	During the inspection fire alarm and detection system found installed. The initial design review have been completed for the R&D Building under another RSC ID: 24660 on February 2025. As-built drawing are submitted on 25-may-2025 to RSC for Pre-T&C for the R&D Building along with another RSC ID- 24660 which is under review from RSC. Sub-station building is not covered in the design. Location: Sub-station building and R&D Building.	The system's testing and commissioning will proceed in conjunction with RSC IDs: 24660 and 26356. Since the system is currently undergoing an As-built review (prior to pre-T&C), the process for the RSC ID: 26356 will also proceed in the same manner. Install and modify the fire detection and alarm system throughout the building in accordance with review comment, RSC/ RSC Technical Guidelines (Standard) and NFPA 72.	Modification/ installation with 4 Months
  				

22	ITM of Fire Alarm System	Inspection, testing, and maintenance for the fire alarm system is not in accordance with NFPA 72 or as per RSC standard.	Inspect, test and maintain the fire alarm system, and keep written records on-site, in accordance with NFPA 72 (Table-14.3.1) or as per RSC standard.	Within 1 Month
23	Fire Suppression System (SUPS)	During the inspection Standpipe system found installed. The initial design review have been completed for the R&D Building under RSC ID: 24660 on January 2025. As-built drawing are submitted on 25-may-2025 to RSC for Pre-T&C for the R&D Building along with another RSC ID-24660 which is under review from RSC. Location: R&D Building.	The system's testing and commissioning will proceed in conjunction with RSC IDs: 24660 and 26356. Since the system is currently undergoing an As-built review (prior to pre-T&C), the process for the RSC ID: 26356 will also proceed in the same manner. Install or modify the standpipe system throughout the building in accordance with review comment, 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.	Modification/ installation with 4 Months



24	Standpipe system inspection, testing and maintenance	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
25	Fire Pump inspection, testing and maintenance	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
26	Fire Extinguishers ITM	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