

INITIAL FIRE SAFETY INSPECTION REPORT

Youngone (CEPZ) Limited (Extension 2)

RSC ID: 26361

GPS Coordinates: 22.288560, 91.778400

Address: Plot 03-06, 09-16, Sector # 2, Chattogram Export Processing Zone

Other Factories: ID-11355_Youngone (CEPZ) Limited & ID-24569_Youngone (CEPZ) Limited (Extension)



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

Date: 22-July-2025

Fire Safety Inspection Report

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RSC ID: 26361

Youngone (CEPZ) Limited (Extension 2) complex was surveyed for fire safety on **22-July-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

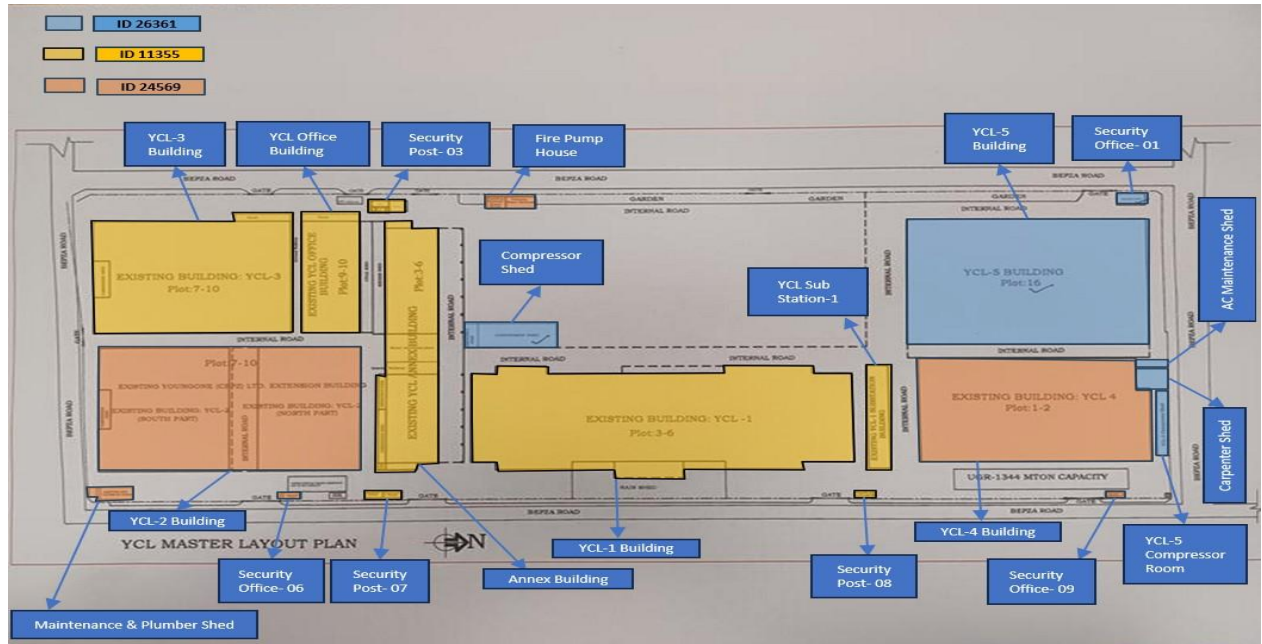
The information in this fire safety inspection report was obtained during a visit to the facility and during interviews with local factory management. It has not been possible to provide independent verification for all the information and data collected, and, therefore, The RSC cannot accept general 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	Youngone (CEPZ) Ltd. (YCL-5)	Mar-2024 to Jan-2025	19-Feb-24 from BEPZA	Feb-25	RCC-(G+5)+ Roof Per floor area-38,266 sqft Total Area: 229,422 sqft.	New
2	Two Storied Compressor Shed	Nov 2018 to Feb 2019	12-Jun-24 from BEPZA	Mar-19	2 Storied, Steel (G+1) Per Floor: 1960 sqft. Total Area: 3919 sqft.	Interim
3	Security Office-01	Dec 2024 to Jan 2025	12-Jun-24 from BEPZA	Feb-25	Single Storied, RCC Total Area: 377 sqft.	New

4	YCL-5 Compressor Room	February, 2025	Not Approved	February, 2025	Single Storied, Steel shed Floor area: 1027 sqft	New
5	Carpenter Shed	December, 2024	Not Approved	December, 2024	Single Storied, Steel shed Floor area: 1362 sqft	New
6	AC Maintenance Shed	May, 2025	Not Approved	May, 2025	Single Storied, Steel shed Floor area: 404 sqft	New





Points of contact:

<p style="text-align: center;">A K M Khairul Azim Assistant General Manager 01819127440 Mail : Khairul.Azim@youngonectg.com</p>	<p style="text-align: center;">Md. Osman Goni Deputy Manager (Fire & Life Safety) 01632-785276 Mail : m.osmangoni@youngonectg.com</p>
 <p>The image shows a business card for A K M Khairul Azim, Assistant General Manager of Youngone (CEPZ) Ltd. The card includes contact information such as phone numbers, email addresses, and the company's location in Chattogram, Bangladesh.</p>	 <p>The image shows a business card for Md. Osman Goni, Deputy Manager (Fire & Safety) of Youngone (CEPZ) Ltd. The card includes contact information such as phone numbers, email addresses, and the company's location in Chattogram, Bangladesh.</p>

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-01	Means of Egress	<p>During the inspection, it was noted that the fire doors were not effectively latching and door co-ordinator were not properly functional.</p> <p>Location: Stair-1, 2, 3, and 4 of YCL-5 Building.</p>	<p>Ensure that the fire doors are self-closing and positive latching. If fire doors are required to be held open for operational purposes, provide automatic closing devices tied to the fire alarm system.</p>	<p>Within 3 Months</p>
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F-02	Means of Egress	<p>The exit stair enclosure are not separated from work areas and other spaces on each floor by fire-rated construction.</p> <p>Location: Ground and 1st Floor of Compressor Shed.</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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).</p>	Within 3 Months
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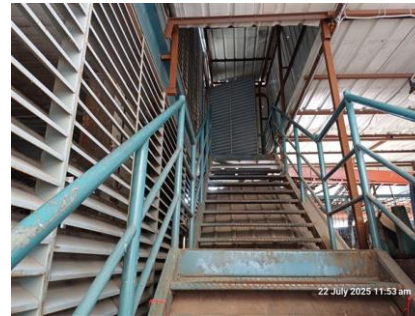




F-03	Means of Egress	<p>Stair clear width was found less than 60 in.</p> <p>Location(s): Compressor Shed, Stair (measured 47 Inch)</p>	<p>Stairs shall have a minimum clear width of 60 in. for all industrial occupancies as per RSC Technical Guideline (Standard) section of 6.5.6.</p>	Within 3 Months
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F-04	Means of Egress	<p>Unsealed penetrations and openings are located in exit stair enclosures due to cable penetrations.</p> <p>Location(s): Stair-3, and 4 at Ground Floor of YCL-5 Building.</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
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F-05	Means of Egress	<p>Fire evacuation maps is not posted at the entrance of exit stair.</p> <p>Location(s):Ground Floor of YCL-5 and Compressor Shed.</p>	<p>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.</p>	<p>Within 1 Month</p>
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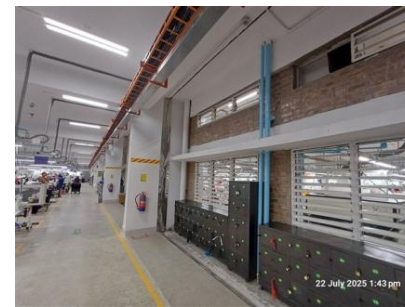
F-06	Means of Egress	<p>Handrails are provided on both sides of each exit stairs on all floors, but the height of installed handrails are found more than 38 inch.</p> <p>Location: All the exit stairs of YCL-5 Building and Compressor Shed.</p>	<p>Provide handrails on both sides of the exit stair. New 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.).</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.). Handrail shall construct in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12.</p>	Within 3 Months
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F-07	Means of Egress	<p>Storage area discharges directly into the exit stair enclosure.</p> <p>Location: All the exit stairs of YCL-5 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. 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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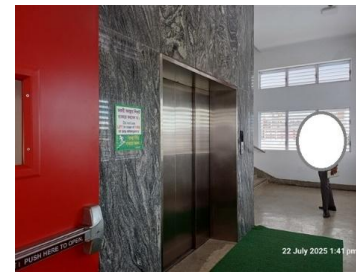
F-08	Means of Egress	<p>Headroom measured less than the 80 inch. (Available 67 inches).</p> <p>Location: Compressor Shed.</p>	<p>All means of egress shall have a minimum ceiling height of 2.3 m (7 ft 6 in.) with projections from the ceiling not less than 2.03 m (6 ft 8 in.). The minimum ceiling height shall be maintained for at least 2/3 of the space or room as long as the remaining area shall be not less than 2.03 m (6 ft 8 in.). Headroom on stairs shall not be less than 2.03 m (6 ft 8 in.) as per RSC Technical Guideline (Standard) section of 6.3.3.</p>	Within 3 Months
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F-09	Means of Egress	<p>A single means of exit has been provided for the multi storied building.</p> <p>Location: Ground and 1st Floor of Compressor Shed.</p> <p>No of Storey: 2</p> <p>Type of Occupancy: Compressor (L)</p> <p>Occupant Load: 2</p>	<p>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)-6.6.2. A single means of egress is permitted by RSC Technical Guideline (Standard)-6.6.5 or where a greater number is required by RSC Technical Guideline (Standard)-6.6.3. Other than single exit permitted by RSC Technical Guideline (Standard), floors shall be kept completely out of bounds for operational activity and remain unused until second exit is ensured.</p>	Within 3 Months
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F-10	Fire Rated Construction	<p>The required fire separation distance for YCL-5 building does not comply with the requirements of BNBC 2020.</p> <p>Location: YCL-5 Building.</p>	<p>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. Also, occupant load in a single effective undivided space shall not exceed 600 as per article 5.9.2, Chapter 5, Part IV BNBC 2020.</p>	Within 6 Months




F-11	Fire Rated Construction	<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(s): YCL-5, Exit Stair-1.</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
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F-12	Fire Rated Construction	<p>Elevator shafts open directly into the production floor without proper fire separation due to unprotected opening.</p> <p>Location(s): YCL-5 Building.</p>	<p>Elevator shaft shall be separated from production area by 2 hours fire rated construction. 2-hr fire barriers shall be protected with minimum 1.5-hr fire protective opening assemblies.</p>	Within 3 Months
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F-13	Fire Rated Construction	<p>Penetrations through floor/ceiling assemblies are found unsealed.</p> <p>Location: All Floors of YCL-5 Building.</p> <p>Non-compliance reason(s): Plumbing pipe penetration.</p>	<p>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.</p> <p>Or</p> <p>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.</p>	Within 3 Months
				
F-14	Fire Rated Construction	<p>Penetrations through floor/ceiling assemblies are found unsealed.</p> <p>Location: Compressor shed.</p> <p>Non-compliance reason(s): Electric cable riser.</p>	<p>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.</p> <p>Or</p> <p>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.</p>	Within 3 Months



F-15	Fire Rated Construction	<p>Building expansion joint opening is not sealed by fire rated sealant/material.</p> <p>Location: All Floors of YCL-5 Building.</p>	<p>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.</p> <p>Installation shall be as per manufacturer published installation guideline and the certification authority guideline to ensure the fire-rating.</p>	Within 3 Months
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F-16	Fire Rated Construction	<p>The dining area is located on the same floor as the production area, which is not permitted in accordance with BNBC 2020.</p> <p>Location: 1st Floor of YCL-5 Building.</p>	Remove the production area or relocate the dining area to ensure compliance with BNBC 2020.	Within 3 Months
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F-17	Egress Lighting	<p>Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes.</p> <p>Location(s): Ground Floor of YCL-5 Building and Compressor Shed.</p>	<p>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.</p>	Within 3 Months
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F-18	Egress Lighting	<p>Directional signs are not provided where direction of the path of travel to an exit has changed.</p> <p>Location: Ground Floor of YCL-5 Building and Compressor Shed.</p>	<p>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.</p>	<p>Within 1 Month</p>
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F-19	Fire Alarm & Detection System (FADS)	<p>The fire alarm and detection system has been installed, which requires a detailed review to confirm the compliance with NFPA 72 and RSC Technical Guidelines (Standard).</p> <p>Location: All Buildings.</p>	<p>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.</p>	<p>Design within 2 Months and Modification/Installation within 4 Months</p>
				
F-20	Inspection, Testing and Maintenance (ITM) of FADS.	<p>Inspection, testing and maintenance for the fire detection and alarm system was not in accordance with standard.</p>	<p>Inspect, test and maintain the fire alarm system and keep written records on-site, in accordance with Table-14.3.1 of NFPA 72.</p>	<p>Within 1 Month (after installation)</p>

F-21	Fire Suppression System (SUPS)	<p>The highest occupied floor of YCL-5 building from the grade level is 73 feet 7 inch, which is more than 33 feet. So class-III standpipe system is required for the entire building and was found installed during the inspection. Standpipe and hose system, and fire pump installation require a detailed review to ensure compliance with NFPA 14, 20, and RSC Technical Guidelines (Standard).</p>	<p>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 14, 20. After installation the owner shall contact the RSC for witness of conducting the final acceptance testing of the standpipe and hose system.</p>	<p>Design within 2 Months and Modification/ Installation within 4 Months</p>
				
F-22	Inspection, Testing and Maintenance (ITM) of SUPS	<p>Inspection, testing and maintenance of the fire pump system is not in accordance with NFPA 25.</p>	<p>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.</p>	<p>Within 1 Month (after installation)</p>

F-23	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-24	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-25	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)