

INITIAL FIRE SAFETY INSPECTION REPORT

GAVA PRIVATE LIMITED

RSC ID: 26131

Plot # 114-120, Dhaka Export Processing Zone (Old Zone), Ganakbari, Ashulia, Dhaka-1349

Co-ordinate: 23°56'53.1"N; 90°16'21.5"E

Other Factories: N/A



Inspected By: Md. Rakibul Islam & Nainin Nowrose

Date: 26 August, 2025

Fire Safety Inspection Report

GAVA PRIVATE LIMITED

Introduction:

GAVA PRIVATE LIMITED complex was surveyed for fire safety on **26-August-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):

Factory Building name(s): The factory premises has several constructed & occupied structures which are covered in this RSC ID- 26131. There are 13 structures in the factory premises. Office Building-1, Main Production Building-2, Dining Building-3, Utility Building-4 (Part-1), Utility Building-5 (Part-2), Guard Room-1, Guard Room-2, Fire Control Room, Under ground water reservoir and Fire Pump Room, Building-10 Maintenance Workshop, New Waste Store Shed-1, Over head water tank and STP are covered under this inspection. Description has given below:

SI No	Building Name & Description	Construction History	Period
1	Office Building- 1 (G+2) (3 Storied R.C.C. Building) Total Approx Area: 38,284 Sft	Retrofitting Work Start: Oct, 2023 Retrofitting Work End: Oct, 2025 Date of first Operation: Jul, 2025 Building Approval: BEPZA, Dhaka EPZ, Ganak Bari, Ashulia, Dhaka. Date: 17 Aug, 2025.	New
2	Main Factory Building- 2 (G+1+M) 2 storied steel building with mezzanine floor Total Approx Area: 125,935 sft	Construction Start: Apr, 2023 Construction End: Jul, 2025 Date of first Operation: Jul, 2025 Building Approval: BEPZA, Dhaka EPZ, Ganak Bari, Ashulia, Dhaka. Date: 17 Aug, 2025.	New
3	Dining Building-3 (G+3) 4 Storied R.C.C. Building with Roof top Shed Total Approx Area: 10,975 sft	Construction Start: Apr, 2023 Construction End: May, 2025 Date of first Operation: Jul, 2025 Building Approval: BEPZA, Dhaka EPZ, Ganak Bari, Ashulia, Dhaka. Date: 17 Aug, 2025.	New

SI No	Building Name & Description	Construction History	Period
4	Utility Building-4 (Part-1) (G) (Single Storied R.C.C. Building) Total Approx Area: 2,045 sft	Construction Start: Oct 2023 Construction End: May, 2025 Date of first Operation: Jul, 2025 Building Approval: BEPZA, Dhaka EPZ, Ganak Bari, Ashulia, Dhaka. Date: 17 Aug, 2025.	New
5	Utility Building-5 (Part-2) (G) (Single Storied R.C.C. Building) Total Approx Area: 1,130 sft	Construction Start: Oct 2023 Construction End: Jun, 2025 Date of first Operation: Jul, 2025 Building Approval: BEPZA, Dhaka EPZ, Ganak Bari, Ashulia, Dhaka. Date: 17 Aug, 2025.	New
6	Building-6 Guard Room-1 (G) (Single Storied R.C.C. Building) Total Approx Area: 775 sft	Construction Start: Jul, 2024 Construction End: Apr, 2025 Date of first Operation: Jul, 2025 Building Approval: BEPZA, Dhaka EPZ, Ganak Bari, Ashulia, Dhaka. Date: 17 Aug, 2025.	New
7	Building-7 Guard Room-2 (G) (Single Storied R.C.C. Building) Total Approx Area: 97 sft	Construction Start: Nov, 2024 Construction End: Jan, 2025 Date of first Operation: Jul, 2025 Building Approval: BEPZA, Dhaka EPZ, Ganak Bari, Ashulia, Dhaka. Date: 17 Aug, 2025.	New

SI No	Building Name & Description	Construction History	Period
8	Building-8 Fire Panel Room (G) (Single Storied R.C.C. Building) Total Approx Area: 194 sft	Construction Start: Mar, 2025 Construction End: Apr, 2025 Date of first Operation: Jul, 2025 Building Approval: BEPZA, Dhaka EPZ, Ganak Bari, Ashulia, Dhaka. Date: 17 Aug, 2025.	New
9	Building-9 Fire Pump Room & U.G.W.R (G+B) (Single Storied R.C.C. Building) Total Approx Area: 1378 sft (3648 sft UGWR)	Construction Start: Mar, 2024 Construction End: May, 2025 Date of first Operation: Jul, 2025 Building Approval: BEPZA, Dhaka EPZ, Ganak Bari, Ashulia, Dhaka. Date: 17 Aug, 2025.	New
10	Building-10 Maintenance Workshop (G) (Single Storied R.C.C. Building) Total Approx Area: 527 sft	Construction Start: Jul, 2024 Construction End: Apr, 2025 Date of first Operation: Jul, 2025 Building Approval: BEPZA, Dhaka EPZ, Ganak Bari, Ashulia, Dhaka. Date: 17 Aug, 2025.	New
11	New Waste Store Shed-1 (G) (Single Storied Shed) Total Approx Area: 527 sft	Construction Start: May, 2025 Construction End: Jun, 2025 Date of first Operation: Jul, 2025 Building Approval: BEPZA, Dhaka EPZ, Ganak Bari, Ashulia, Dhaka. Date: 17 Aug, 2025.	New

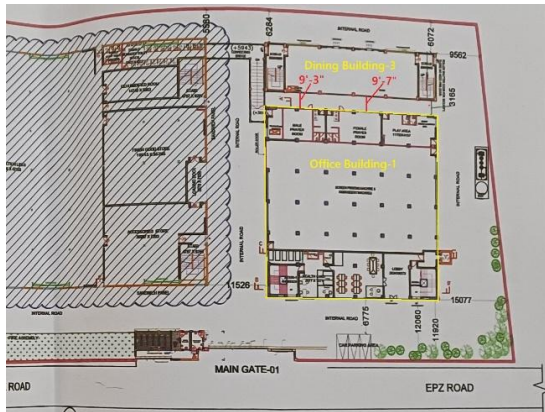
Findings & Recommendations :

Table 1, 2, 3, 4 & 5 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.

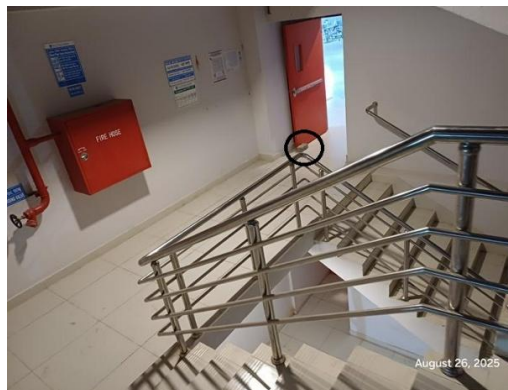
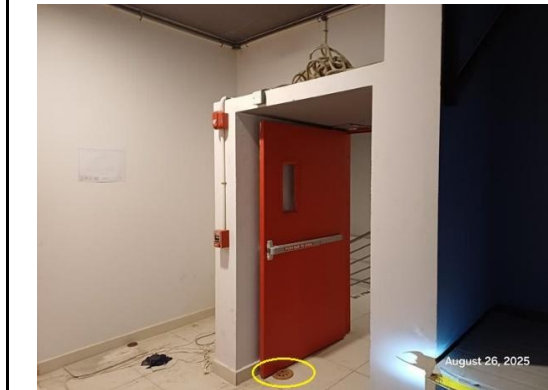
Sr	Fire CAP Numbers	Name of Structure
1	F 01 - F 17	Office Building- 1 (G+2) (3 Storied R.C.C. Building)
2	F 18 - F 34	Main Factory Building- 2 (2 storied steel building with mezzanine floor)
3	F 35 - F 54	Dining Building-3 (G+3), Utility Building-4 (Part-1), Utility Building-5 (Part-2) (G), Building-7 Guard Room-2 (G), Building-6 Guard Room-1 (G), Building-8 Fire Panel Room (G), Building-9 Fire Pump Room & U.G.W.R (G+B), Building-10 Maintenance Workshop (G) and New Waste Store Shed-1 (G)

Table-1: Office Building- 1 (G+2)

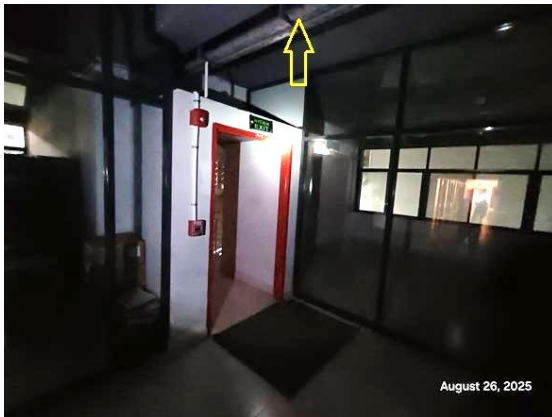
Sl No.	Category	Findings	Required Action	Remediation Time Frame
F1	Fire Rated Construction	The required fire separation distance for Office Building- 1 does not comply with the requirements of BNBC 2020. Location: Office Building- 1 (G+2).	The exterior walls shall have a fire resistance and opening protection 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



SI No.	Category	Findings	Required Action	Remediation Time Frame
F2	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction. Non-Compliance Reason: The fire doors were found tied by unauthorized means and also interfacing with the fire alarm system & door closers were not properly functional during the inspection. Proper certification was not available for fire rated doors and door accessories installed in the factory. Location: Stair-1 and Stair-2 on all floors of Office Building-1	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. 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

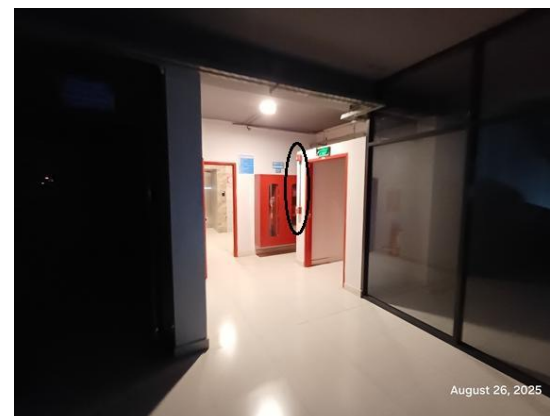


SI No.	Category	Findings	Required Action	Remediation Time Frame
F3	Means of Egress	Unsealed penetrations and openings are located in exit stair enclosures. Electrical cable/ BBT raceway passing through the exit enclosure. Location: N-E Stair-1 of Office Building-1	No other penetration into and through 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.	Within 3 Months



SI No.	Category	Findings	Required Action	Remediation Time Frame
F4	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location: Ground floor of Office Building-1	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
 				

SI No.	Category	Findings	Required Action	Remediation Time Frame
F5	Fire Alarm & Detection system	The factory has installed a fire alarm and detection system that requires a detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard). Location: Office Building-1	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 Months and modification/ installation with 4 Months



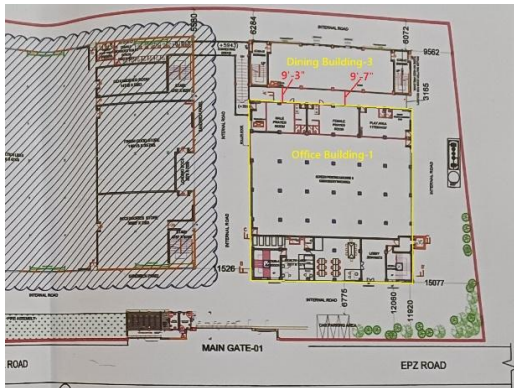
SI No.	Category	Findings	Required Action	Remediation Time Frame
F6	Fire Alarm & Detection system (ITM of FADS)	Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72 and The RSC Technical Guidelines (Standard). Location: Building-1 Whisker Shed	Inspect, test and maintain the fire alarm system and keep written records on-site, in accordance with NFPA 72 and The RSC Technical Guidelines (Standard) and keep written records on-site	Within 1 Month (after installation)
F7	Means of Egress	Aisles are found missing on 1st floor of office building-1 as placement work of new machines were ongoing . Location: 1st floor of Office Building-1	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 Month



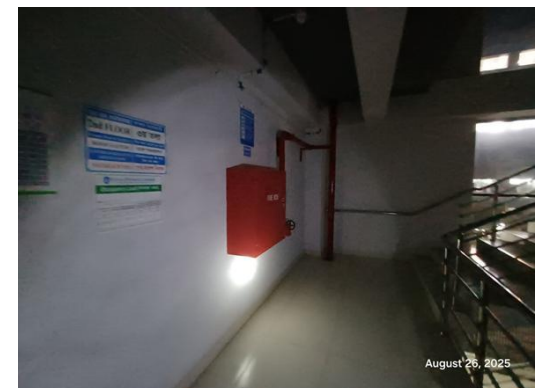
SI No.	Category	Findings	Required Action	Remediation Time Frame
F8	Fire Rated Construction	Elevator shafts open directly into the production floor without proper fire separation due to unprotected shaft barrier (enclosure) and unprotected opening. Non-Compliance Reason: Exterior side of lift shaft does not provide 2-hr fire resistance rating and unprotected window opening on 1st and 2nd floor and egress route from ground floor is within 10.0 ft distance. The fire doors interfacing with the fire alarm system were not properly functional during the inspection. Proper certification was not available for fire rated doors and door accessories installed in the factory. Location: Office Building-1	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. 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



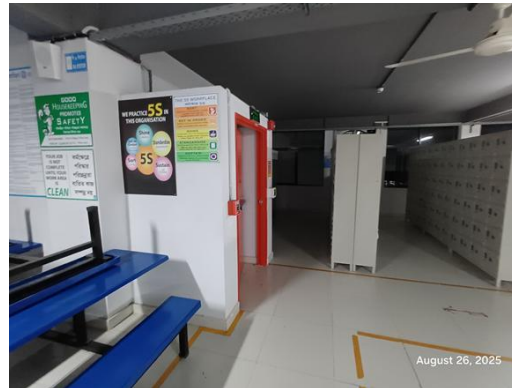
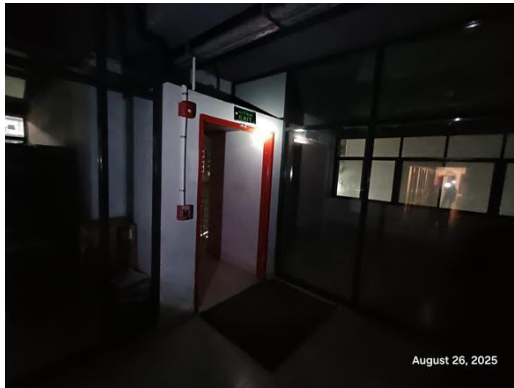
SI No.	Category	Findings	Required Action	Remediation Time Frame
F9	Means of Egress	The egress court serving south exits from male and female prayer room and childcare is less than 10 ft wide and is not separated from the adjacent building exterior which is not in accordance with section 6.17.2 of RSC Technical Guidelines (Standard) ¹ V1.0.	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



SI No.	Category	Findings	Required Action	Remediation Time Frame
F10	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: All floors of office building-1	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



SI No.	Category	Findings	Required Action	Remediation Time Frame
F11	Means of Egress	Directional signs are not provided where direction of the path of travel to an exit has changed. Exit signages are not illuminated during testing (burned out, broken, etc.). Location: 1st and 2nd floor of Office Building-1	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



SI No.	Category	Findings	Required Action	Remediation Time Frame
F12	Inspection, Testing & Maintenance (Emergency lighting system)	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.	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
F13	ITM of Fire Extinguishers	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 The RSC Technical Guidelines (Standard).	Within 1 Month
F14	Means of Egress (Guard rails or parapet wall)	Parapets or guards are not provided as per standard in occupiable roof. Location: Office Building-1	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

SI No.	Category	Findings	Required Action	Remediation Time Frame
				
F15	Means of Egress (Evacuation Plan)	Fire evacuation maps are not updated as per site condition due to placement work of new machines were ongoing . Location: 1st & 2nd Floor of Office Building	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

SI No.	Category	Findings	Required Action	Remediation Time Frame
				
F16	Means of Egress	Building does not have occupant load signs as per standard at required locations on all floors. Location: Office Building-1	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

SI No.	Category	Findings	Required Action	Remediation Time Frame
				
F17	Means of Egress	Building does not have stair/floor level designation signs at required locations on all floors. Location: Office Building-1	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

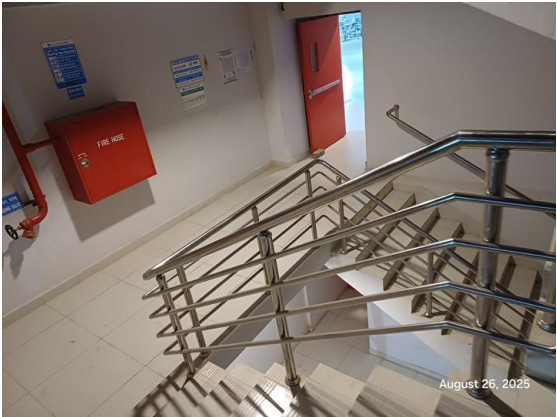
SI No.	Category	Findings	Required Action	Remediation Time Frame
				

Table-2: Main Factory Building- 2 (2 storied steel building with mezzanine floor)

Sl No.	Category	Findings	Required Action	Remediation Time Frame
F18	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction. Location: Main Factory Building- 2 Non-compliance reason: (i) Unsealed penetrations are found fire rated barrier construction; (ii) Unprotected steel structural element is found in all staircases; (iii) Proper certification is not available for fire rated doors and door accessories installed in the factory. & (iv) The fire doors were found tied by unauthorized means and also interfacing with the fire alarm system & door closers were not properly functional during the inspection.	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. 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

SI No.	Category	Findings	Required Action	Remediation Time Frame
				
				
				
				
				
				

SI No.	Category	Findings	Required Action	Remediation Time Frame
F19	Fire Rated Construction (Passive Fire Protection of Steel Structure)	The main structural element of the new building is constructed by steel which is non-rated and were found in exposed condition without any fire protection. Location: Main Factory Building- 2 Height of Peak = 57'-6" Height of Eave = 43'-0"	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
 				

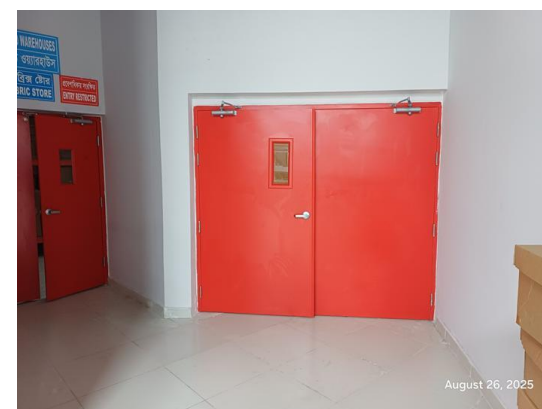
SI No.	Category	Findings	Required Action	Remediation Time Frame
F20	Fire separation	Unprotected openings in the exterior wall in two consecutive floors lying within 1.5 m and vertical spread of fire is not restricted. Location: Main Factory Building- 2 Non-compliance reason: Unprotected window opening are located 1.50m apart but the exterior sandwich panel do not ensure required fire resistance rating.	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. For new building, BNBC 2020 Part III chapter 3 clause 3.1.9.2 Keep proper datasheet & certifications for installed sandwich panel in exterior facade.	Within 6 Months



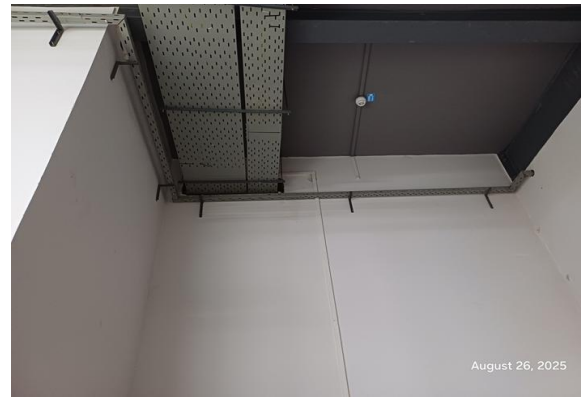
SI No.	Category	Findings	Required Action	Remediation Time Frame
F21	Means of Egress	Storage areas discharges directly into the exit stair enclosure. Location: N-W Stair-1 located at ground floor of Main Factory Building- 2	Openings from exit enclosure to Storage areas/ basements/ transformer rooms/ generator 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-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



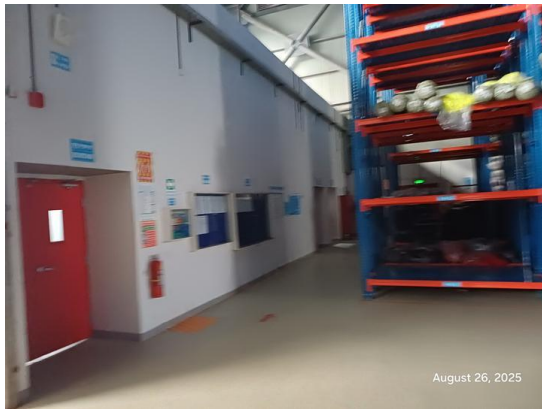
SI No.	Category	Findings	Required Action	Remediation Time Frame
F22	Fire Rated Construction	Elevator shafts open directly into the production floor without proper fire separation due to unprotected barrier and opening. Location: Main Factory Building-2 Non-Compliance Reason: (i) Unprotected steel structural element is found in all lift enclosure; (ii) Proper certification is not available for fire rated doors and door accessories installed in the factory. & (iii) The fire doors were not interfaced with FACP.	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.	Within 3 Months



SI No.	Category	Findings	Required Action	Remediation Time Frame
F23	Fire Rated Construction	Penetrations through floor/ceiling assemblies are found unsealed due to electrical cable riser and plumbing PVC Pipes. Location: DB room in all floors, Toilet zones east side of main production building-2. Non-compliance Reason: For electrical & plumbing penetration Shaft is constructed, but there are horizontal penetration in rated wall.	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 2-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



SI No.	Category	Findings	Required Action	Remediation Time Frame
F24	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancy. Location: Raw materials store and finished goods store on ground floor of Main production building-2. Non-Compliance Reason: (i) Unprotected steel structural element is found in all lift enclosure; (ii) Proper certification is not available for fire rated doors and door accessories installed in the factory. & (iii) The fire doors were not interfaced with FACP.	Rooms used for storage of combustible materials shall be separated from the surrounding occupancy with a minimum 1 hour construction in accordance with section 3.4.2.1.5 of RSC Technical Guideline (Standard).	Within 3 Months



SI No.	Category	Findings	Required Action	Remediation Time Frame
F25	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location: On ground and 1st floor of Main Factory Building-2	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



SI No.	Category	Findings	Required Action	Remediation Time Frame
F26	Fire Rated Construction	A non-rated connecting corridor has been constructed between two buildings which is not fire separated from the adjacent building. Location: Connecting bridge between main production building-2 and dining building-3 Stair	Separate the buildings with a minimum 2-hour fire-rated construction on both sides of the connecting corridor. Opening protection extending up to 10 feet beyond the connecting corridor shall meet section 4.6 of RSC Technical Guidelines (Standard)¹ V1.0 .	Within 3 Months
 				

SI No.	Category	Findings	Required Action	Remediation Time Frame
F27	Means of Egress	Aisles are found missing on 1st floor of main factory building-2 as placement work of new machines were ongoing . Location: 1st floor of Main Factory Building-2	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 Month
 				

SI No.	Category	Findings	Required Action	Remediation Time Frame
F28	Fire Alarm & Detection System (FADS)	The factory has installed a fire alarm and detection system that requires a detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard). Location: Main Production Building-2	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/modification 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



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-29	Inspection, Testing & Maintenance (Fire detection system)	Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72.	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-30	Inspection, Testing & Maintenance (Portable fire extinguishers)	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

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-31	Means of Egress (Egress Lighting)	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: All Floors of Main Factory 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
 				

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-32	Means of Egress (Exit Sign, Stair sign & occupant load sign)	Few exit signs are burned out. Directional signs are not provided where direction of the path of travel to an exit has changed. Location: All floors of Main Factory 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 1 Month
 				
F-33	Egress Lighting ITM	Inspection, testing, and maintenance for the emergency lighting system were not in accordance with The RSC Technical Guidelines (Standard).	Inspect, test and maintain the emergency lighting system in the accordance with The RSC Technical Guidelines (Standard) and keep written records on-site.	Within 1 month

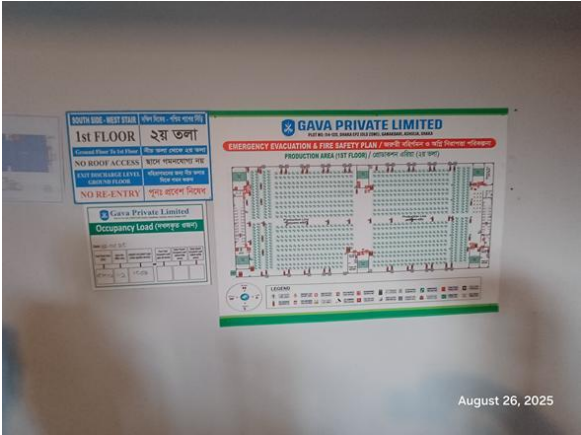
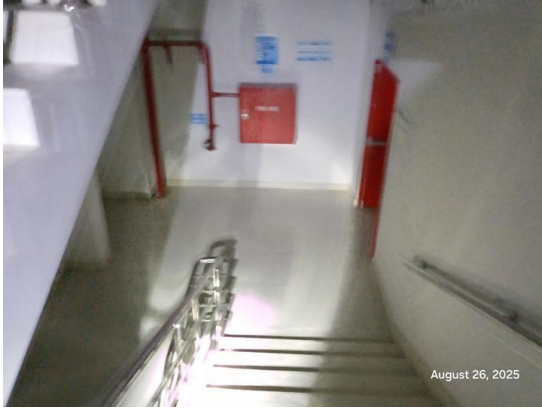
SI No.	Category	Findings	Required Action	Remediation Time Frame
F-34	Means of Egress (Evacuation plan)	Fire evacuation maps are not updated as per site condition due to placement work of new machines were ongoing . Location: 1st & mezzanine Floor of Main Production building-2	Update the fire evacuation 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
				

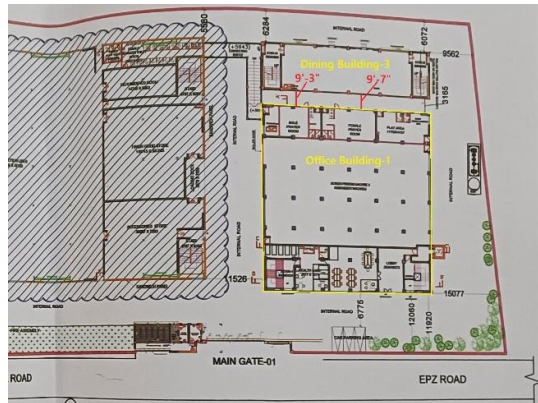
Table-3: Dining Building-3 (G+3), Utility Building-4 (Part-1), Utility Building-5 (Part-2) (G), Building-7 Guard Room-2 (G), Building-6 Guard Room-1 (G), Building-8 Fire Panel Room (G), Building-9 Fire Pump Room & U.G.W.R (G+B), Building-10 Maintenance Workshop (G) and New Waste Store Shed-1 (G)

Sl No.	Category	Findings	Required Action	Remediation Time Frame
F-35	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction. Location: Dining Building-3 Non-compliance reason: (i) Unsealed penetrations are found fire rated barrier construction; (ii) Unprotected steel structural element is found in all staircases; (iii) Proper certification is not available for fire rated doors and door accessories installed in the factory. & (iv) The fire doors were not properly interfaced with FACP.	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. 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

SI No.	Category	Findings	Required Action	Remediation Time Frame
				
F-36	Fire Rated Construction (Passive Fire Protection of Steel Structure)	The main structural element of the new building is constructed by steel which is non-rated and were found in exposed condition without any fire protection. Location: Dining Building-3 (3rd floor) Height of Peak = 17.22m Height of Eave = 16.74m	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 required 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

SI No.	Category	Findings	Required Action	Remediation Time Frame
				

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-37	Fire Rated Construction	The required fire separation distance for Dining building-3 and wastage shed-1 does not comply with the requirements of BNBC 2020.	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



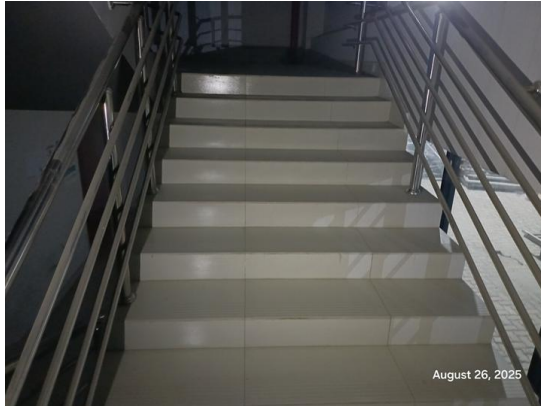
SI No.	Category	Findings	Required Action	Remediation Time Frame
F-38	Fire Rated Construction	A non-rated connecting corridor has been constructed between two buildings which is not fire separated from the adjacent building. Location: Connecting corridor between Production building-2 & Dining building-3 staircase and connecting corridor between Dining building-3 stair & Office building-1.	Separate the buildings with a minimum 2-hour fire-rated construction on both sides of the connecting corridor. Opening protection extending up to 10 feet beyond the connecting corridor shall meet section 4.6 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 3 Months



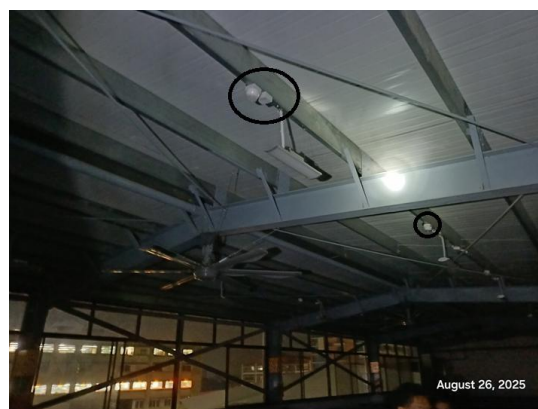
SI No.	Category	Findings	Required Action	Remediation Time Frame
F-39	Means of Egress	Storage areas discharges directly into the exit stair enclosure. Location: Ground Floor of Dining Building-3	Openings from exit enclosure to Storage areas/ basements/ transformer rooms/ generator rooms/ boiler rooms 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-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



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-40	Means of Egress	Stair clear width was found less than 79 in. Location: Dining building-3 Available Stair Width: 1.45m (4.75 ft)	Stairs shall have a minimum clear width of 79 in (2.0m) for all industrial occupancies as per RSC Technical Guideline (Standard) section of 6.5.6	Within 3 Months



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-41	Fire Alarm & Detection System (FADS)	The factory has installed a fire alarm and detection system that requires a detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard). Location (s): Dining Building-3 (G+3), Utility Building-4 (Part-1), Utility Building-5 (Part-2) (G), Building-7 Guard Room-2 (G), Building-6 Guard Room-1 (G), Building-8 Fire Panel Room (G), Building-9 Fire Pump Room & U.G.W.R (G+B), Building-10 Maintenance Workshop (G) and New Waste Store Shed-1 (G)	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/modification 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

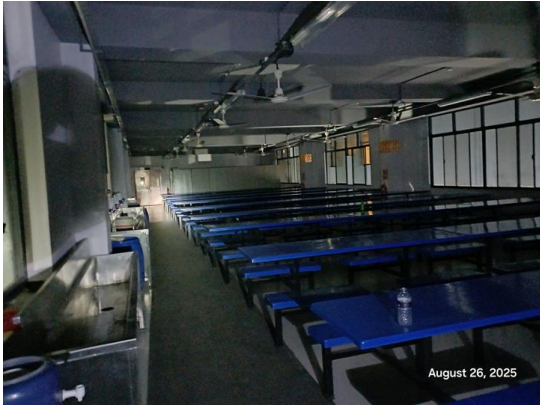


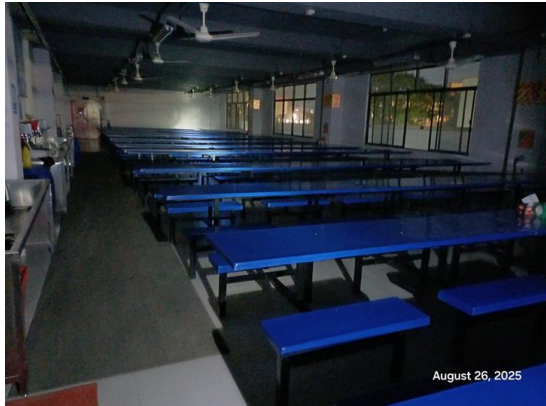
SI No.	Category	Findings	Required Action	Remediation Time Frame
F-42	Inspection, Testing & Maintenance (Fire detection system)	Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72.	Inspect, test and maintain the fire alarm system and keep written records on-site, in accordance with NFPA 72 and RSC Technical Guidelines (Standard) ¹ V1.0.s.	Within 1 Month after installation.
F-43	Inspection, Testing & Maintenance (Portable fire extinguishers)	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

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-44	Fire Suppression System (SUPS)	The factory has installed a standpipe & Hose system that requires a detailed review to confirm compliance with NFPA 14,20, 24 and RSC Technical Guidelines (Standard). Location: Dining Building-3	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



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-45	Inspection, Testing & Maintenance (Fire Pump)	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-46	Inspection, Testing & Maintenance (Standpipe system)	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.

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-47	Means of Egress (Egress Lighting)	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: All Floor of Dining Building-3	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
 				

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-48	Means of Egress (Exit Sign, Stair sign & occupant load sign)	Few Exit signs are burned-out, Directional signs are not provided where direction of the path of travel to an exit has changed. Location: All ancillary Structures	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 1 Month
 				
F-49	Egress Lighting ITM	Inspection, testing, and maintenance for the emergency lighting system were not in accordance with The RSC Technical Guidelines (Standard).	Inspect, test and maintain the emergency lighting system in the accordance with The RSC Technical Guidelines (Standard) and keep written records on-site.	Within 1 month

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-50	Means of Egress (Evacuation Plan)	Fire evacuation maps are not updated as per site condition due to placement work of new machines were ongoing . Location: Dining building-3.	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



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-51	Means of Egress	Building does not have occupant load signs as per standard at required locations on all floors. Location: Dining Building-3	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



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-52	Means of Egress	Building does not have stair/floor level designation signs at required locations on all floors. Location: Office Dining Building-3	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



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-53	Means of Egress	Aisles are found missing on all floors of Dining building-3 and wastage shed-1.	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 Month
				

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-54	Fire Rated Construction	Boiler is not properly separated by fire rated construction with other Occupancies. Location: Unprotected opening with Diesel tank room on 1st floor	Boilers or other heat producing equipment shall be separated from other occupancies by a minimum 1-hr fire rated construction (wall, floor, slab etc.). Seal all penetrations and openings (door, window etc.) should be protected by 0.75-hr (45 min) 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. Boiler room separation shall meet section 3.4.2.1.2 of RSC Technical Guideline (Standard) .	Within 3 Months
				