

INITIAL FIRE SAFETY INSPECTION REPORT

Alpha Clothing Limited (Extension)

[Previously Named: Alpha Clothing (New) (Extension)]

RSC ID: 26363

Tenguri, BKSP, Ashulia, Savar

23.989918, 90.24376

Other Factories: Alpha Clothing Limited, RSC ID- 12805



Inspected By: Md. Rakibul Islam

Date: 13-Aug-2025

Fire Safety Inspection Report

Alpha Clothing Limited (Extension)

Introduction:

Alpha Clothing Limited (Extension) complex was surveyed for fire safety on **13-Aug-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): There are total 9 numbers of structures in the factory compound where approval authority of all structures are LGED. Among them, two number of structures [7 Storey Building-3 (Alpha Tower-3), New Compressor Shed] are covered in this ID-26363. Seven number of structures [Main Building-1 (Alpha tower-1), 3 Storied Office Building (Alpha tower-2; Utility Building; Compressor Room; Dining Shed, Fire Pump Room; Security Room] have been previously covered by ACCORD under “Alpha Clothing (New)” (New Name: Alpha Clothing Limited) [ID-12805]. The buildings under RSC ID-26363 are as below:





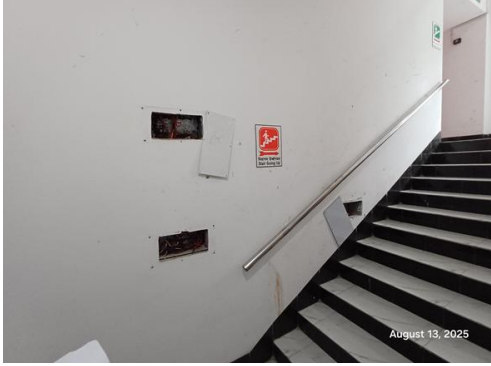


SI No	Building Name & Description	Construction History	Period
1	Alpha Tower-3 7 storied RCC Building Total Approx Area: 31,258 Sft Building: Owned	Construction Start: Jan, 2023 Construction End: Mar, 2025 Date of first Operation: May, 2025 Building Approval: Invalid Machine Layout Approval: 31 Jan 2025 from DIFE	New
2	Compressor Room-2 Single Storied Steel Shed Total Approx Area: 500 Sft	Construction Start: Jan, 2024 Construction End: Mar, 2025 Date of first Operation: May, 2025 Building Approval: Invalid Machine Layout Approval: 31 Jan 2025 from DIFE	New

Findings & Recommendations :

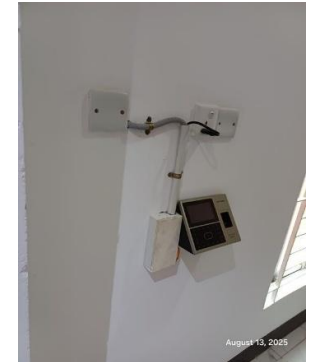
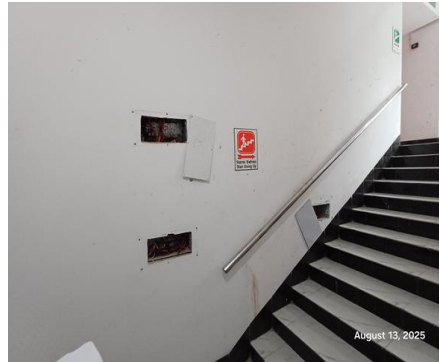
Table 1 summarize the fire safety non-compliant issues identified during the inspection. Recommendations have been provided to address each issue with specific remediation timeline. An implementation schedule shall be developed by the factory to remediate each of the findings. The specific timing of improvements, including any requested extensions due to design / installation constraints, shall be submitted to the RSC for review.

Table-1: For Alpha Tower-3 and New Compressor Room.

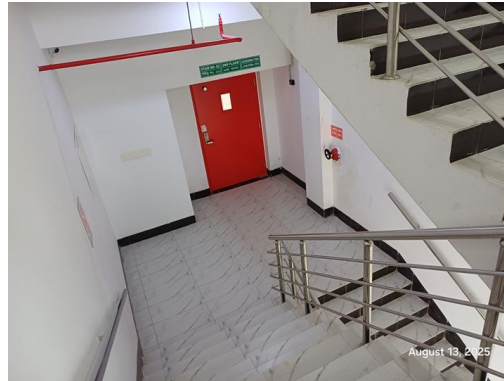
SI No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Means of Egress	<p>The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction.</p> <p>Location: Alpha Tower-3.</p> <p>Non-Compliance Reason: (i) Slab above fire door are less thick and does not provide 2.0 hour fire resistance rating. (ii) Unsealed penetration in staircase wall and few joint box compromises the fire resistance rating of partition wall. (iii) Few fire doors are not latched properly and also not interfaced with FACP and (iv) Manual and certificates are not available during the visit. & (v) clearance under the bottom of door is found more than 19mm.</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>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

SI No.	Category	Findings	Required Action	Remediation Time Frame
				
				

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-2	Means of Egress	<p>Unsealed penetrations and openings are located in exit stair enclosures. Electrical cable, Networking cable or other utility lines passing through the exit enclosure.</p> <p>Location: Both the staircase of Alpha tower-3.</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



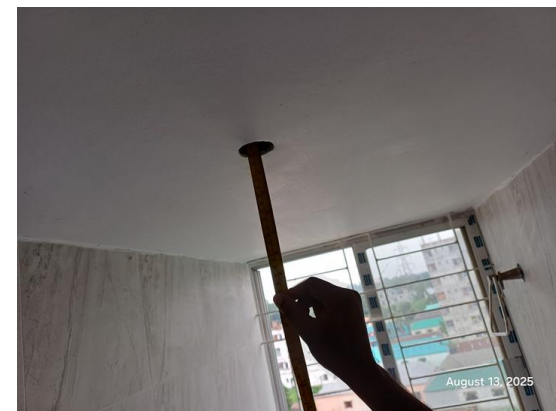
SI No.	Category	Findings	Required Action	Remediation Time Frame
F-3	Means of Egress	<p>Storage areas discharges directly into the exit stair enclosure.</p> <p>Location: Accessories Store on 2nd floor and finished goods store on 3rd floor.</p>	<p>Openings from exit enclosure to Storage areas shall be 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



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-4	Fire Rated Construction	The required fire separation distance for Alpha Tower-3 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-5	Fire Rated Construction	<p>Penetrations through floor/ceiling assemblies are found unsealed.</p> <p>Location: All Floors of Alpha Tower-3.</p> <p>Non-compliance reason: (i) BBT/Electrical Conduits passing through floor to floor and (ii) UPVC Plumbing pipe penetrations are covered by false slab which has less fire resistance rating than required and unsealed penetration found on false slab.</p>	<p>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)</p> <p>Or,</p> <p>Provide a minimum 2-hr fire rated shaft to separate the penetration from each floor if required.</p>	Within 3 Months



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-6	Fire Rated Construction	New Compressor is not properly separated by fire rated construction with other Occupancies of Alpha Tower-1 main building due to unprotected opening.	<p>Compressors 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.</p> <p>Or</p> <p>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).</p>	Within 3 Months



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-7	Fire Rated Construction	<p>The fire pump room is not provided with adequate fire separation.</p> <p>Non-compliance reason: A/C outdoors of office building are kept with short distance from fire pump room opening.</p>	<p>Provide fire pump room with 2 hr. rated fire separation when building is not fully sprinklered and 1 hr. rated fire separation when the building is provided with automatic sprinklers in accordance with NFPA 13.</p> <p>Or, Physically separate the pump room from the protected building by a minimum of 50 ft. (15.3 m) in accordance with NFPA 20.</p> <p>Or, Remove A/C outdoor units from Fire pump room opening. Ensure office building exterior wall has required fire resistance rating.</p>	Within 3 Months



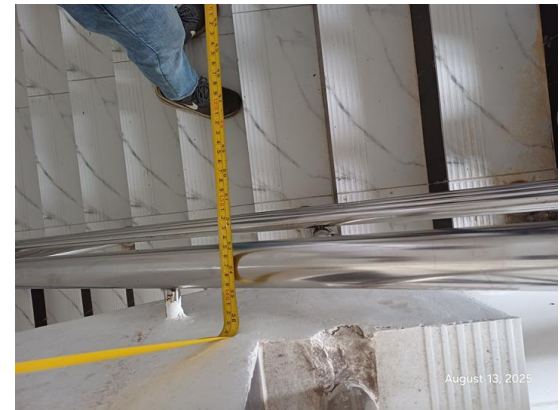
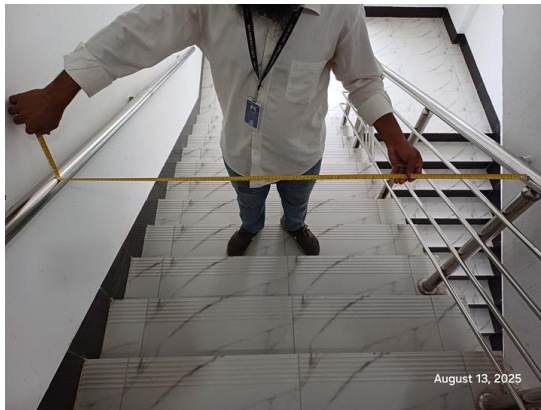
SI No.	Category	Findings	Required Action	Remediation Time Frame
F-8	Means of Egress	<p>The south egress court serving west exit is less than 10 ft wide and is not separated from the building interior which is not in accordance with section 6.17.2 of RSC Technical Guidelines (Standard)' V1.0.</p> <p>Location: South Egress court of Alpha tower-3.</p>	<p>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.</p> <p>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.</p> <p>Alternatively, provide a second remote discharge path to the public way.</p>	Within 3 Months



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-9	Means of Egress	Evacuation maps are not updated at accessories rack store area on 3rd floor of Alpha tower-3.	Update the fire evacuation map and shall be posted at the entrance to each exit stair.	Within 1 Month



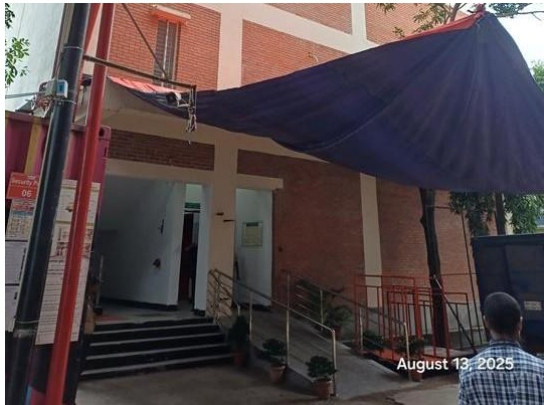
SI No.	Category	Findings	Required Action	Remediation Time Frame
F-10	Means of Egress	<p>Stair clear width was found less than 60 in.</p> <p>Location: Both Staircase of Alpha Tower-3.</p> <p>Available Stair Width: Width of Stair-1: 4'-6" and Width of Stair-2: 4'-6".</p>	Stairs shall have a minimum clear width of 60 in. for all industrial occupancies as per RSC Technical Guideline (Standard) section of 6.5.6.	Within 3 Months



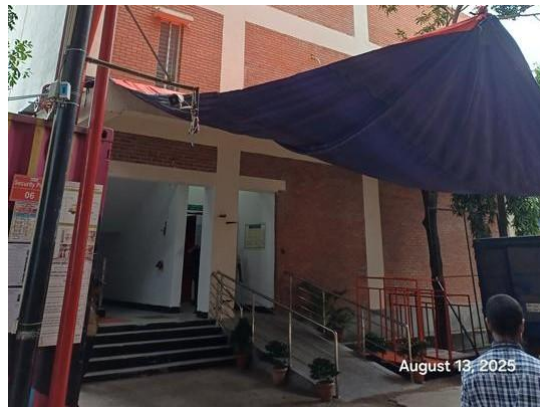
SI No.	Category	Findings	Required Action	Remediation Time Frame
F-11	Means of Egress	Height of handrail for both the staircase in Alpha Tower-3 is found 32 inch which is less than required.	<p>Provide handrails on both sides of the exit stair. New handrails shall have a minimum height of 865 mm (34 in.) 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



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-12	Means of Egress	<p>Stair width is more than 87 inch but no intermediate handrails has been provided. Location: S-E Stair-1 Discharge in Alpha Tower-3.</p> <p>Handrails are not provided on both sides of exit stair, may pose as a falling hazard during evacuation. Location: New Compressor Room Discharge.</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



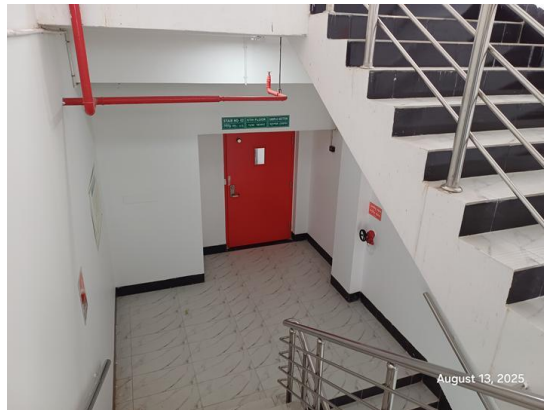
SI No.	Category	Findings	Required Action	Remediation Time Frame
F-13	Means of Egress	<p>Changes in level was found 30 in. where RSC Technical Guidelines (Standard)¹ V1.0 Section 6.9 or 6.10 doesn't meet.</p> <p>Location: S-E Stair-1 Discharge in Alpha Tower-3.</p>	<p>Changes in level exceeding 535 mm (21 in.) in elevation shall meet the requirements for stairs in 6.9 or ramps in 6.10.</p> <p>The change in level shall be readily apparent and if not, marked with additional signage or floor markings.</p>	Within 3 Months



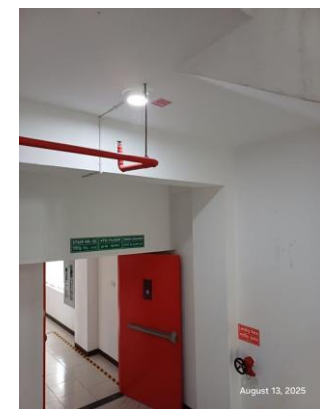
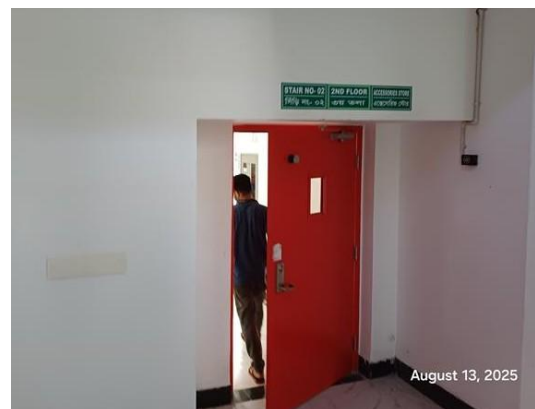
SI No.	Category	Findings	Required Action	Remediation Time Frame
F-14	Means of Egress	<p>Manual on-off switch is provided for emergency lighting .</p> <p>Location: Each Exits located on all floors of Alpha tower-3.</p>	Remove manual on/off switches from emergency lighting / exit signage units to prevent them from being switched off.	Within 1 Month



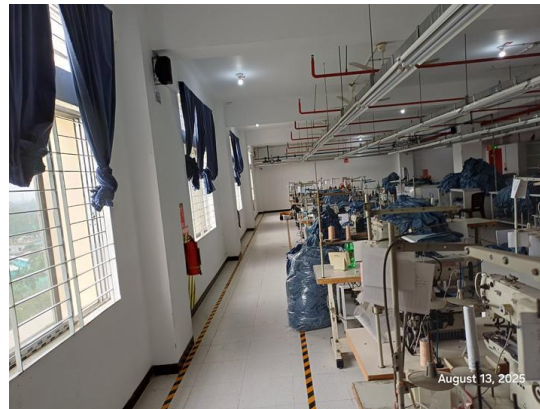
SI No.	Category	Findings	Required Action	Remediation Time Frame
F-15	Means of Egress	<p>Building does not have occupant load signs at required locations on all floors.</p> <p>Location: Alpha Tower-3.</p>	<p>Post the occupant load for every assembly and production floor in a facility in a conspicuous 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.</p>	Within 1 Month



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-16	Means of Egress	<p>Exit stairs serve more than 5 stories and do not have required re-entry provisions on all floors.</p> <p>Location: Alpha Tower-3.</p>	<p>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.</p>	Within 2 Months



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-17	Means of Egress	<p>Directional signs are not provided where direction of the path of travel to an exit has changed.</p> <p>Location: All floor of Alpha Tower-3.</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>



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-18	Inspection, testing, and 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).	Inspect, test and maintain the exit sign and emergency lighting system in the accordance with The RSC standard. Keep written records on-site.	Within 1 Month
F-19	Inspection, testing, and maintenance (Portable 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 onsite, in accordance with NFPA 10 and RSC standards.	Within 1 Month

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-20	Fire Alarm & Detection System (FADS)	<p>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).</p> <p>Location: Alpha Tower-3 & New Compressor Shed (Compressor Room-2).</p>	<p>Submit the fire alarm and detection system design to RSC for review.</p> <p>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.</p> <p>After installation 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 with 4 Months</p>



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-21	Inspection, testing, and maintenance (Fire Alarm System)	Inspection, testing and maintenance of the addressable fire alarm and detection system is not in accordance with NFPA 72, and the RSC Technical Guidelines (Standard).	Inspect, test and maintain the addressable fire alarm and detection system and keep written records on- site, in accordance with NFPA 72 and the RSC Technical Guidelines (Standard).	1 Month after installation
F-22	Fire Protection System (Standpipe)	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: Alpha Tower-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 Months and modification/ installation with 4 Months

SI No.	Category	Findings	Required Action	Remediation Time Frame
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August 13, 2025



August 13, 2025



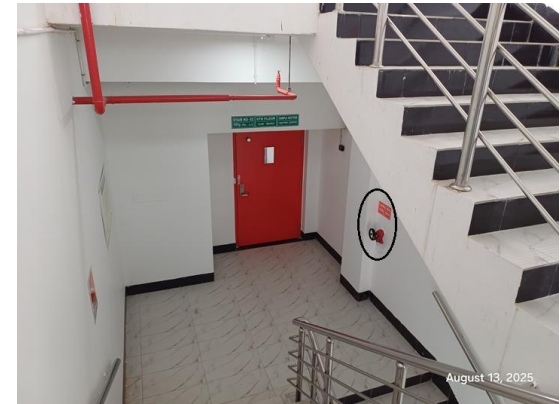
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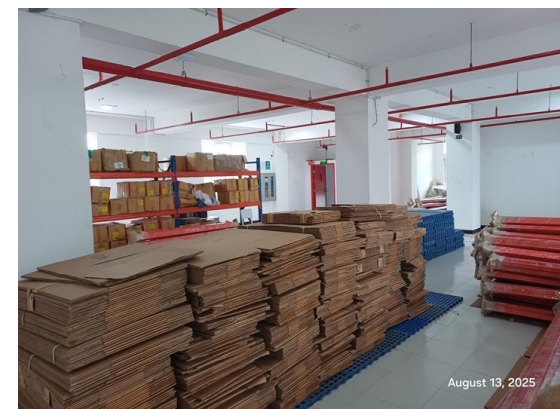


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SI No.	Category	Findings	Required Action	Remediation Time Frame
F-23	Fire Protection System (Sprinkler)	<p>The highest occupied floor of the main building is over 75 feet above grade, mandating a sprinkler system along with a class I standpipe. The factory has installed a sprinkler system with a class I standpipe in lieu of automatic detection system, requiring a detailed review to ensure compliance with NFPA 13, 14, 20, 22, and 24 and RSC Technical Guidelines (Standard).</p> <p>Location: Alpha Tower-3.</p>	<p>Submit the fire Suppression System (fire pump, standpipe and sprinkler) design to RSC for review.</p> <p>Once the design is reviewed, install and modify the fire Suppression System throughout the building in accordance with review comment, RSC Technical Guidelines (Standard) and NFPA 13, 14, 20, 22 and 24.</p> <p>After installation the owner shall conduct internal testing and commissioning and then contact the RSC for witness of final acceptance testing.</p>	Design within 2 Months and modification/ installation with 4 Months



SI No.	Category	Findings	Required Action	Remediation Time Frame
F-24	ITM of Standpipe System	Inspection, testing and maintenance for the standpipe system was not in accordance with standard.	Inspect, test and maintain the standpipe system in accordance with of NFPA 25 and keep written records on-site.	Within 1 Month after installation
F-25	ITM of Pump System	Inspection, testing, and maintenance for the Fire pump & water system is not in accordance with NFPA 25 or as per RSC standard.	Inspect, test and maintain the fire pump & water system and keep written records on-site, in accordance with NFPA 25 or as per RSC standard.	Within 1 Month after installation
F-26	ITM of Sprinkler System	Inspection, testing, and maintenance for the sprinkler system is not in accordance with NFPA 25, 13 or as per RSC standard.	Inspect, test and maintain the sprinkler system and keep written records on-site, in accordance with NFPA 25, 13 or as per RSC standard.	Within 1 Month after installation
F-27	Human Element Program	Fire drills are not conducted according to section 13.2 of RSC Technical Guidelines (Standard) ¹ V1.0.	Fire drills shall be conducted according to section 13.2 of RSC Technical Guidelines (Standard) ¹ V1.0. Fire drills shall be conducted on a monthly basis as outlined in BNBC 2020 Part 4 Appendix A.	Within 1 Month