

INITIAL FIRE SAFETY INSPECTION REPORT

Ananta Huaxiang Ltd. (Extension 2)

RSC ID: 26399

Geographical Coordinates: 23.676666831262022, 90.52361298122793

Address: Plot # 178 & 179, Adamjee EPZ, Sittirgonj, Narayangonj.

Other Factories: Ananta Huaxiang Ltd. [ID: 9470]

Ananta Huaxiang Ltd. (Extension) [ID: 24616]



Inspected By: Md. Anisuzzaman & Md. Kawsar Rubaiat

Date: 13-October-2025

Fire Safety Inspection Report

Ananta Huaxiang Ltd. (Extension 2)

Introduction:

Ananta Huaxiang Ltd. (Extension 2); complex was surveyed for fire safety on **13-Oct-2025** by The RSC Inspection Team. The purpose of the survey was to identify significant fire safety issues and to provide recommendations for remediation based on applicable standards specified by the RSC. The scope of this initial fire safety inspection was limited to the review and identification of major fire safety issues. The inspection did not include identification of minor deficiencies, which will be further addressed as part of follow-up inspections.

Limitations

The information in this fire safety inspection report was obtained during a visit to the facility and during interviews with local factory management. It has not been possible to provide independent verification for all the information and data collected, and, therefore, The RSC cannot accept general responsibility for omissions or errors arising from inaccuracies in this report from the information obtained.

The findings and recommendations in this report are not intended to imply, guarantee, ensure or warrant compliance with any government regulations. Additionally, the results do not imply in any way that compliance with the findings or recommendations as stated in this report will eliminate all hazards, risks or exposures or that hazards, risks or exposures not referred to in this report do not exist. Compliance with the findings and recommendations stated in this report does not relieve the factory owner from obligation to comply with specific project requirements, industry standards, or the provisions of any local government regulations.

General Factory Information

There are a total of 4 structures covered under this RSC ID-26399. The buildings are as below:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	Building-D: G+2 Storied RCC with Steel Shed Total Floor Area: 58,427 Sq. ft	Dec-2023 to Apr-2024	Approved by BEPZA, Dhaka on 05-Dec-2023 for all structures	May-2024	RCC: GF & 1F, Steel: 2F	New Building
2	Building-E: G+5 Storied RCC Total Floor Area: 1,35,576 Sq. ft	Jan-2024 to Apr-2025		May-2025	RCC	New Building
3	Security & Fire Pump Room: B+G storied RCC Total Floor Area: 968 Sq. ft	Jan-2024 to Apr-2025		May-2025	RCC	New Building
4	Toilet Blocks: Single Storied RCC Total Floor Area: 500 Sq. ft	Jan-2024 to Apr-2025		May-2025	RCC	New Building

Factory Address: Plot # 178 & 179, Adamjee EPZ, Siddirgonj, Narayangonj.

Note: Buildings D & E are architecturally connected and form a single fire compartment from the ground floor up to the 2nd floor.

Findings & Recommendations :

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

Table-1: Building-D & E

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-01	Means of Egress	During the inspection, it was noted that the fire doors were not effectively latching, and door coordinators were not properly functional for exit stairs separation purpose Location(s): All floors (Building-D & E).	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.	Within 3 Months
				

F-02	Means of Egress	During the inspection, it was observed that Vision glass was broken, smoke seal was missing/damaged, and some of the installed fire doors were missing listing labels/ not clearly visible for fire door frame & leaf. Listing labels were missing on some fire door accessories (such as exit hardware, door closers). Technical datasheet & certificate are missing for all fire door accessories. In addition, field modification (Changes made to a listed assembly or component after it has been manufactured) has been observed. Location(s): All floors (Building-D & E).	Replace/install the non-functional/missing fire door accessories and properly inspect, test & maintain fire door as per NFPA 80. In cases of a field modification, the laboratory with which the product or component being modified is listed shall be contacted through the manufacturer and a written or graphic description of the modifications shall be presented to that laboratory. A written authorization from that laboratory is required. Field modification shall conduct as per NFPA 80. Keep proper datasheet & certifications for installed fire doors & accessories on-site for verification.	Within 3 Months
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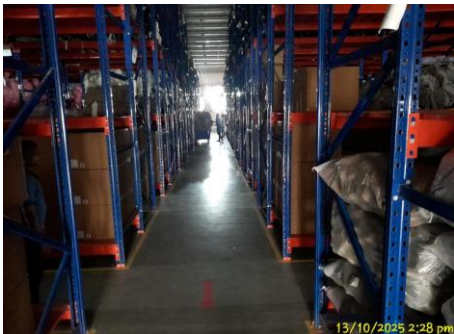


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F-03	Means of Egress	Fire evacuation maps are not posted at the entrance of all exit stairs. Location(s): All floors (Building-D & E).	Fire evacuation maps shall be posted at the entrance to each exit stair in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 13.3.	Within 1 Month
F-04	Means of Egress	Stair clear width was found less than 60 in. Location: N-W: 51"; N-E: 64" (51" landing); S-W: 53" (49" landing); (Building-D).	Stairs shall have a minimum clear width of 60 in. in for all industrial occupancies as per RSC Technical Guideline (Standard) section 6.5.6	Within 3 Months
 				

F-05	Means of Egress	Storage areas discharge directly into the exit stair enclosure. Location(s): 2nd floor (Building-D); 4th floor (Building-E)	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.	Within 3 Months
				

F-06	Means of Egress	Building does not have occupant load signs at required locations on all floors. Location(s): All floors (Building-D & E).	Post the occupant load for every assembly and production floor in a facility in a conspicuous space near the main exit or exit access doorway for the space in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.4.4.	Within 1 Month
F-07	Means of Egress	Directional signs are not provided where direction of the path of travel to an exit has changed. Location(s): All floors (Building-D & E).	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-08	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location(s): All floors (Building-D & E).	Test the emergency lighting system on each floor and provide additional emergency fixtures to provide adequate illumination along the means of egress. Provide a minimum illumination of 10 lux at the floor level within exit stairs and exit discharge paths, and minimum 2.5 lux along exit access aisles. Illumination on means of egress shall meet in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 10.12.2.	Within 3 Months
				
F-09	Means of Egress	Building does not have stair/floor level designation signs at required locations on all floors. Location(s): All floors (Building-D & E).	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

F-10	Means of Egress	Minimum ceiling height of the production floor is less than 3.3 meters for New Building. Location(s): Ground & 1st Floors, Building-D; Available Height: 3.16 m. All floors except GF, Building-E; Available Height: 2.9 m.	The ceiling height of a production floor shall not be less than 3.3 meter as per article 1.2, chapter 1, part III and article 2.11, Part III, Chapter -2, BNBC 2020.	Within 3 Months
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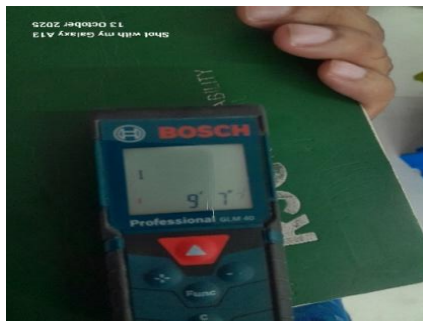
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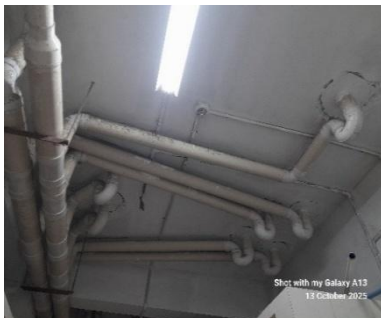
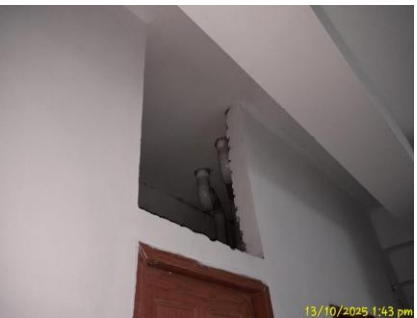
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F-11	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding production occupancy. Location: GF & 1st Floors (Building-D); GF, 1st Floors, 3rd & 5th floors (Building-E).	Provide defined storage 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
				

F-12	Fire Rated Construction	Elevator shafts open directly into the production floor without proper fire separation due to unprotected opening. Location: All floors (Building-D).	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
				

F-13	Fire Rated Construction	Penetrations through floor/ceiling assemblies are found unsealed due to Plastic Pipes. Location: All floors (Building-D & E).	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 a minimum 3-hr. fire resistance rating. Installation shall be as per the manufacturer's 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
				

F-14	Fire Rated Construction	The main structural element of the new building is constructed of steel, which is non-rated and was found in exposed condition without any fire protection. Location: Building-D.	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
				

F-15	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): Building-D & E.	Submit the fire alarm and detection system design to RSC for review. Once the design is reviewed, install and modify the fire detection and alarm system throughout the building in accordance with review comment, RSC Technical Guidelines (Standard) and NFPA 72. After installation the owner shall conduct internal testing and commissioning and then contact the RSC for witness of final acceptance testing.	Design within 2 Month and modification/ installation with 4 Months
 				
F-16	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance for the fire alarm system are not in accordance with NFPA 72. Location(s): All Buildings.	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-17	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(s): Building-D & E.	Submit the standpipe system drawing to RSC for review. Once reviewed, install or modify the standpipe system throughout the building in accordance with RSC Technical Guidelines (Standard)¹ V1.0. and NFPA 14, 20,22 and 24. After installation the owner shall contact the RSC for witness of conducting the final acceptance testing of the standpipe system.	Design within 2 Month and modification/ installation with 4 Months
				

F-18	Fire Suppression System (SUPS)	Fire pump installation requires detailed review to confirm compliance with NFPA 20 and RSC Technical Guidelines (Standard)¹ V1.0. Location(s): All Buildings.	Submit as-built drawings, testing records, equipment certification and other relevant documentation to the RSC for review and approval. 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 and 20. The factory management shall contact RSC to conduct the final acceptance testing after the installation, testing & commissioning.	Design within 2 Month and modification/ installation with 4 Months
F-19	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance of the standpipe system & fire pump system are not in accordance with NFPA 25. Location(s): All buildings.	Inspect, test and maintain the standpipe system, Sprinkler system, fire pump and keep written records on-site, in accordance with NFPA 25 and RSC Technical Guidelines (Standard)¹ V1.0.	Within 1 Month after installation.

F-20	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance of portable fire extinguishers is not in accordance with NFPA 10. Location: All floors (Building-D & E).	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
F-21	Inspection, Testing & Maintenance (Fire)	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. Location: All floors (Building-D & E).	Inspect, test and maintain the exit sign and emergency lighting system in the accordance with the RSC Technical Guidelines (Standard) ¹ V1.0.. Keep written records on-site.	Within 1 Month

F-22	Inspection, Testing & Maintenance (Fire)	Written housekeeping policy was not found, which is required as per RSC Technical Guideline (Standard) section 13.6. Location: All Buildings.	Establish written corporate and plant policies on housekeeping to ensure scheduled cleaning for floor, wall, ceiling, supply and return air ventilation systems. Promptly reschedule skipped cleanings. Provide a documented line of authority for authorizing a cleaning delay and rescheduling. As a general rule the maximum tolerable deposit thickness for loose fluffy lint is 13 mm (½ in.) over a maximum of 46.5 m2 (500 ft2). Limit dense deposits to 6 mm (¼ in.) and oil saturated deposits to 3.2 mm (⅛ in.).	Within 1 Month
F-23	Inspection, Testing & Maintenance (Fire)	The required no-smoking signs are not present in the factory. Location: Building-D.	Smoking is prohibited in any garment factory building or separate storage building. Signs shall be posted in Bengali and English at all building entrances. If the factory creates a designated smoking area outside the building, information of these areas will be posted on the signs. Smoking sign shall post in accordance with section 13.5 of RSC Technical Guideline (Standard)	Within 1 Month

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-24	Means of Egress	The clearance under the bottom of a door was more than 19 mm. Location(s): N-W & S-E Stair, Building-E.	The clearance under the bottom of a door shall be a maximum of 3/4 in. (19 mm).	Within 3 months
				

F-25	Means of Egress	Aisles were found missing in several locations throughout the building. Location(s): Dining area, 2nd floor (Building-E).	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 Month
				
F-26	Means of Egress	Exit stairs serve more than 5 stories and do not have the required reentry provisions on all floors. Location: Building-E.	Every door in a stair enclosure serving more than 5 stories shall be provided with re-entry unless it meets RSC Technical Guidelines (Standard) ¹ V1.0. Section 6.8.3.1.	Within 3 Months

F-27	Means of Egress	The egress court (north side) is less than 10 ft wide due to locker shed and is not separated from the building interior, which is not in accordance with section 6.17.2 of RSC Technical Guidelines (Standard)¹ V1.0. Location(s): North side, Building- D & E.	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
				

F-28	Fire Rated Construction	Rooms used for storage of combustible materials in Building-D are not separated from the surrounding production occupancy of Building-E due to non-rated construction and window openings between buildings. Location: 2nd & 3rd floors (Building-E).	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
				

F-29	Fire Rated Construction	The required fire separation distance for Buildings does not comply with the requirements of BNBC 2020. Location: North side (Building-D & E) & West Side (Building-E).	The exterior walls shall have a fire resistance and opening protection as specified in BNBC 2020 Part 3 Table 3.2.2 & 3.2.3 and BNBC 2020 Part 3 Section 2.4.1.3.	Within 6 Months
 				

F-30	Fire Rated Construction	Elevator shafts open directly into the exit enclosure, which doesn't comply with RSC Technical Guidelines (Standard), section 6.14.3. Location: N-W & S-E stairs (Building-E).	Provide a minimum 2-hr fire rated elevator shaft to separate it from stair enclosure. No discharge is accepted through elevator shaft. Seal all openings to maintain fire separations.	Within 3 Months
				

F-31	Fire Rated Construction	Penetrations through floor/ceiling assemblies are found unsealed. Location(s): All floors (Building-E). Non-Compliance: Unsealed penetration due to BBT.	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./ 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
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F-32	Fire Rated Construction	Building expansion joint opening is not sealed by fire rated sealant/material. Location(s): GF, 1st & 2nd floors Between Building-D & Building-E).	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. Installation shall be as per manufacturer published installation guideline and the certification authority guideline to ensure the fire-rating.	Within 3 Months
				

F-33	Fire Rated Construction	Generator room (Transformer is located in the same room) is not properly separated by fire-rated construction from the production area due to cable tray penetration. Location: GF (Building-E).	Generator room shall be separated from other occupancies by a minimum 2-hr fire rated construction (wall, floor, slab etc.). Seal all penetrations and openings (door, window etc.) should be protected by 1.5-hr 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. Generator room separation shall meet section 3.4.2.1.2 of RSC Technical Guideline (Standard)	Within 3 Months
				

F-34	Fire Rated Construction	The dining area (Capacity: 350, Occupancy Type- I3) is located on the same floor as the production area, which is not permitted in accordance with BNBC 2020. Location: 2nd Floor (Building-E).	Remove the storeroom/ production area or relocate the dining area to ensure compliance with BNBC 2020.	Within 3 Months
 