

INITIAL FIRE SAFETY INSPECTION REPORT

VANGUARD GARMENTS LTD.

RSC ID: 26409

GPS Coordinates: 22.36674785, 91.77479666

ADDRESS: 388/617, COLONEL JONES ROAD, NORTH KATTALI, PAHARTALI, CHATTOGRAM

Other Factories: N/A



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

Date: 20-Oct-2025

Fire Safety Inspection Report

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VANGUARD GARMENTS LTD. complex was surveyed for fire safety on **20-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.

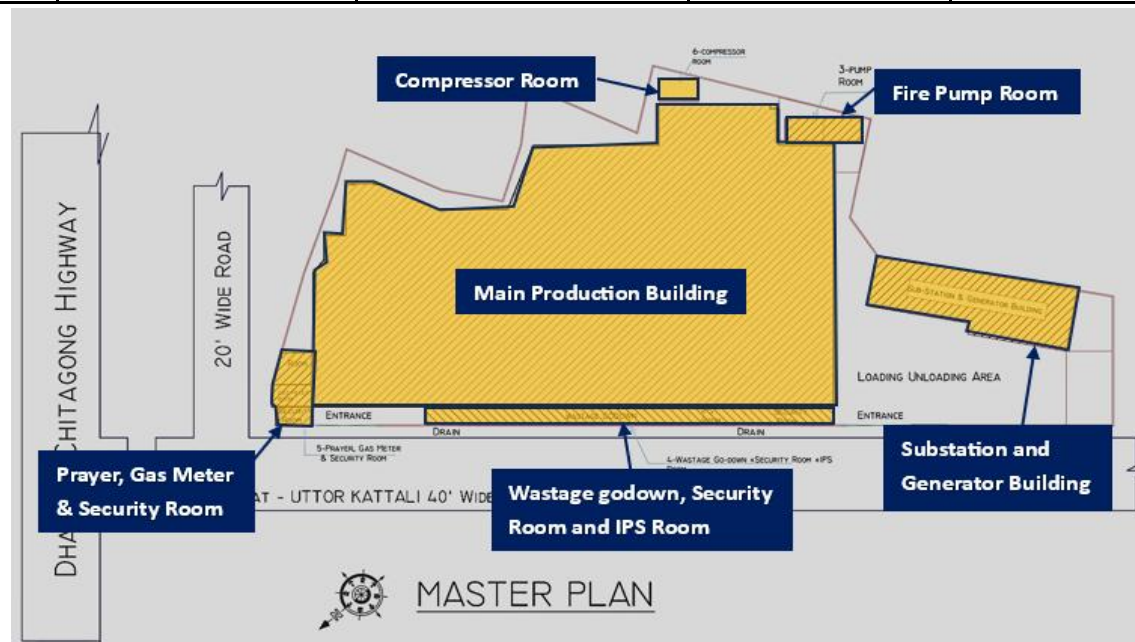
Limitations

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						
SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type & Floor area	Construction Category
1	Main Production Building	Feb-2011 to Oct-2014	May-2011 from CDA	May-2015	B+G+8 ,RCC Per floor area-14865 sqft Total Area: 145,000 sqft.	Interim
2	Substation & Generator Building	Dec-2013 to Oct-2014	May-2011 from CDA	May-2015	Single Storied, RCC Total Area: 1420 sqft.	Interim
3	Fire Pump Room	Dec-2013 to Oct-2014	May-2011 from CDA	May-2015	Single Storied, RCC Total Area: 355 sqft.	Interim
4	Wastage Go-down, Security Room and IPS Room	Dec-2013 to Oct-2014	May-2011 from CDA	May-2015	Single Storied, RCC Total Area: 1120 sqft.	Interim

5	Prayer, Gas Meter & Security Room	Dec-2014 to Jan-2015	May-2011 from CDA	May-2015	Single Storied, Steel Shed Total Area: 323 sqft.	Interim
6	Compressor room	Dec-2014 to Jan-2015	May-2011 from CDA	May-2015	Single Storied, RCC Total Area: 216 sqft.	Interim



Points of contact:

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Findings & Recommendations :

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

Table-1:

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-01	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction and fire rated doors. The installed fire doors were not effectively latching and door co-ordinator were not properly functional. Location: Exit Stair-1, 2, and 3. Toiler block was found inside the stair enclosure-2. Stair-1 with idle machine area, Stair-3 with prayer area not separated.	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. Provide a fire-resistive rated assembly between the exterior exit stairs and the building up to 10 ft. beyond the end of the stair to achieve the required separation. The rated assembly shall be approved and/or designed by a qualified fire protection engineer. 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



F-02	Means of Egress	Stair clear width was found less than 60 in. Location(s): Exit Stair-1 (measured 50 Inch), Exit Stair-2 (measured-58 inch), Exit Stair-3 (measured 57 inch).	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
 				
F-03	Means of Egress	Handrails height are found less than 34 inches at roof top floor. Location: Main Production Building.	Post the occupant load for every assembly and production floor in a facility in a conspicuous space near the main exit or exit access doorway for the space in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.4.4.	Within 1 Month



F-04	Means of Egress	Storage areas at basement discharges directly into the exit stair enclosure. Location: Main Production Building.	Openings from exit enclosure to Storage areas/ basements/ transformer rooms/ generator rooms/ boiler rooms and similar normally unoccupied spaces shall be provided with a vestibule with fire rated construction and openings in accordance with section 6.14.3 of RSC Technical Guidelines (Standard)¹ V1.0. Provide a 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
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F-05	Means of Egress	Building does not have occupant load signs at required locations at several floors. Location: Main Production Building.	Post the occupant load for every assembly and production floor in a facility in a conspicuous space near the main exit or exit access doorway for the space in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.4.4.	Within 1 Month
 				

F-06	Means of Egress	Building does not have stair/floor level designation signs at required locations at several floors. Location: Main Production Building.	Provide stair designation sign at each floor entrance from the stair to the floor in English and Bengali. Signs shall indicate the name of the stair and the floor level. Signs shall be posted adjacent to the door in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.9.3.	Within 1 Month
 				

F-07	Means of Egress	Fire evacuation maps are not updated as per site condition and found inside the floors. Location(s): Main Production 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
 				

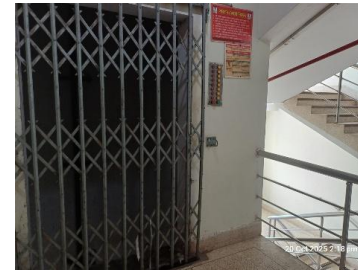
F-08	Means of Egress	Parapets or guards height are found less than 1067mm (42 inch.) at roof top. Location: Main Production Building.	Provide parapets or guards with a minimum height of 1067mm (42 inch.) in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12.	Within 3 Months
 				
F-09	Means of Egress	Sliding doors have provided along means of egress at several floors. Location: Main Production Building.	Replace all collapsible/sliding/shutter type doors & gates by the side-hinged swinging type doors in accordance with section 6.8.1 of RSC Technical Guidelines (Standard)¹ V1.0. All doors in a means of egress shall be of the side-hinged swinging type. Roll--down and sliding gates and shutters shall not be allowed. Doors serving an occupant load of more than 50 shall swing in the direction of egress travel.	Within 1 Month

 				
F-10	Means of Egress	Headroom measured less than the 80 inch. Location: Main Production Building. Available Headroom: 6 feet 2 inches.	All means of egress shall have a minimum ceiling height of 2.3 m (7 ft 6 in.) with projections from the ceiling not less than 2.03 m (6 ft 8 in.). The minimum ceiling height shall be maintained for at least 2/3 of the space or room as long as the remaining area shall be not less than 2.03 m (6 ft 8 in.). Headroom on stairs shall not be less than 2.03 m (6 ft 8 in.) as per RSC Technical Guideline (Standard) section of 6.3.3.	Within 3 Months
 				

F-11	Means of Egress	Aisles marking were found missing at several locations on 6th floor. Location: Main Production Building.	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 Month
F-12	Means of Egress	Exit stairs serve more than 5 stories and do not have required re-entry provisions on all floors. Location: Main Production Building.	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 1 Month
 				

F-13	Fire Rated Construction	Storages were found underneath the cutting tables on 1st floor. Location: Main Production Building.	Storage underneath the cutting tables shall be kept clear of combustibles at all time, except as provided for miscellaneous storage in accordance with 3.4.2.1.6 or , Where an automatic sprinkler system is installed sprinklers are required to be installed beneath cutting tables greater than 4 ft in width that are used for storage of combustibles.	Within 3 Months
				
F-14	Fire Rated Construction	The required fire separation distance for Main Production Building does not comply with the requirements of BNBC 2006. Location: Main Production Building.	The exterior walls shall have a fire resistance and opening protection as specified in BNBC 2006, Tables 3.2.2 and Part 3 Section 2.4.1.3.	Within 6 Months



F-15	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(s): Exit stair-1, and 2.	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-16	Fire Rated Construction	Penetrations through floor/ceiling assemblies are found unsealed. Location: All floors. Non-compliance reason(s): Electric cable penetration.	Seal all penetrations and openings in floor/ceiling assemblies to maintain the fire separation at least by 3-hr. The used sealer shall be 3rd party certified and installation shall be as per manufacturer's datasheet. Or Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required. If fire doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system.	Within 3 Months
 				
F-17	Fire Rated Construction	Boiler is not properly separated by fire rated construction with production area on 3rd floor. Location: Main Production Building.	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



F-18	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location(s): Main Production Building.	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.	Within 3 Months
 				
F-19	Egress Lighting	Exit signage/directional signage were not illuminated with proper illumination as per guideline. Location: All Building.	Regularly inspect all exit signage/directional signage as per RSC Technical Guidelines (Standard)¹ V1.0. and replace/install lights as needed to illuminate signs.	Within 1 Month



F-20	Egress Lighting	Directional signs are not provided where direction of the path of travel to an exit has changed. Location: Main Production Building	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-21	Fire Alarm & Detection System (FADS)	The fire alarm and detection system has been installed, which requires a detailed review to confirm the compliance with NFPA 72 and RSC Technical Guidelines (Standard). Location: All Buildings.	Submit the as built fire alarm and detection system drawing and documents to RSC for review. Once the design is reviewed, install/modify the fire alarm and detection system throughout the building in accordance with review comment, RSC Technical Guidelines (Standard) and NFPA 72. After installation/modification the owner shall conduct internal testing and commissioning and then contact the RSC for witness of final acceptance testing.	Design within 2 Months and Modification/ Installation within 4 Months
  				
F-22	Inspection, Testing and Maintenance (ITM) of FADS	Inspection, testing and maintenance for the fire detection and alarm system was not in accordance with standard.	Inspect, test and maintain the fire alarm system and keep written records on-site, in accordance with Table-14.3.1 of NFPA 72.	Within 1 Month (after installation)

F-23	Fire Suppression System (SUPS)	The highest occupied floor (8th) of Main Production Building from the grade level is 88 feet 6 inches which is more than 75 feet, mandating a sprinkler system along with a class I standpipe. The factory has installed a sprinkler system with a class III standpipe, requiring a detailed review to ensure compliance with NFPA 13, 14, 20, 22, and 24 and RSC Technical Guidelines (Standard). Location: Main Production Building	Submit the fire Suppression System (fire pump, standpipe and sprinkler) design to RSC for review. 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. 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 within 4 Months
  				
F-24	Inspection, Testing and Maintenance (ITM) of SUPS	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-25	Inspection, Testing and Maintenance (ITM) of SUPS	Inspection, testing and maintenance of the standpipe system is not in accordance with NFPA 25.	Inspect, test and maintain the standpipe system and keep written records on-site, in accordance with NFPA 25 and RSC Technical Guidelines (Standard) ¹ V1.0.s.	Within 1 Month (after installation)
F-26	Inspection, Testing and Maintenance (ITM) of SUPS	Inspection, testing and maintenance of the automatic sprinkler system is not in accordance with NFPA 25.	Inspect, test and maintain the automatic sprinkler 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-27	Inspection, Testing and Maintenance (ITM) of Emergency light and Exit Sign	Inspection, testing, and maintenance for the exit sign and emergency lighting system was not in accordance with the RSC standard.	Inspect, test and maintain the exit sign and emergency lighting system in the accordance with the RSC Technical Guidelines (Standard) ¹ V1.0. Keep written records on-site.	Within 1 Month
F-28	Inspection, Testing and Maintenance (ITM) of Fire Extinguisher	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10.	Inspect, test and maintain the portable fire extinguishers and keep written records on- site, in accordance with NFPA 10 and RSC Technical Guidelines (Standard) ¹ V1.0.s.	Within 1 Month