

INITIAL FIRE SAFETY INSPECTION REPORT

PRIME CAP (BD) LTD.

RSC ID: 26408

Geographical Coordinates: 23.937864476647263, 90.28555668501748

Address: Mridha Mansion, Jamgora, Ashulia, Savar, Dhaka-1349, Bangladesh

Other Factories: None



Inspected By: Md. Kawsar Rubaiat

Date: 21-October-2025

Fire Safety Inspection Report

PRIME CAP (BD) LTD.

Introduction:

PRIME CAP (BD) LTD. complex was surveyed for fire safety on **21-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-26408. The buildings are as below:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	Building-1: Main Building- G+6 Storied Total Floor Area: 73,815 Sq. ft	Jan-2008 to Feb-2012	Approved on 09-Jan-2008, Savar Cantontment Board	Nov-2022	RCC	Interim
2	Building-2: Security & CFDS Building- Single Storied Total Floor Area: 146 Sq. ft	Jan-2024 to Jun-2024	Approved on 24-Dec-2023, Savar Cantontment Board	Jul-2024	RCC	New
3	Building-3: Utility Building- G+1 Storied Total Floor Area: 2,820 Sq. ft	Jan-2024 to Oct-2024	Approved on 24-Dec-2023, Savar Cantontment Board	Dec-2024	RCC	New
4	Building-4: Shed Building- Single-Storied with UG Fire Pump Room Total Floor Area: 4,315 Sq. ft	Mar-2024 to Oct-2024	Approved on 24-Dec-2023, Savar Cantontment Board	Dec-2024	Steel	New

Note: Previously the main production building was occupied by some other factories until 2022 but the information could not be verified due to lack of documents and information during inspection.

Factory Address: Mridha Mansion, Jamgora, Ashulia, Savar, Dhaka-1349, Bangladesh

Findings & Recommendations :

Table-1 & 2 summarize 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-1

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction Location(s): Building-1 Non-compliance: Lift machine room opening, fire door non-functionality.	The exit stair enclosure shall be provided with a minimum of 2-hr. fire resistance rating for buildings 4 or more 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-2	Means of Egress	Fire evacuation maps is not posted at the entrance of all exit stair. Location(s): All floors (Building-1).	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
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F-3	Means of Egress	Directional signs are not provided where direction of the path of travel to an exit has changed. Location(s): 1st floor (Building-1).	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-4	Means of Egress	Building does not have updated occupant load signs at the required locations. Location(s): All floors (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

F-5	Fire rated construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location(s): Ground floor (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 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-6	Fire rated construction	Rooms used for storage are not separated from the surrounding fabric inspection area due to fire door non-functionality & penetration. Location(s): 1st floor, 3rd floor, etc. (Building-1).	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-7	Fire rated construction	Elevator shaft opens directly into the exit stair enclosure, which doesn't comply with RSC Technical Guidelines (Standard), section 6.14.3. Location(s): S-W Stair enclosure. (Building-1).	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-8	Fire Rated Construction	Penetrations through floor/ceiling assemblies are found unsealed. Location(s): Cable tray (Building-1).	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) Or, Provide a minimum 2-hr fire rated shaft to separate the penetration from each floor if required.	Within 3 Months
				

F-9	Fire Rated Construction	Penetrations through floor/ceiling assemblies are found unsealed due to plastic pipes in toilet and floor areas. Location(s): All floors (Building-1). Non-Compliance reason: Non functional fire door, gap below fire door more than 19 mm, etc.	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) Or, Provide a minimum 2-hr fire rated shaft to separate the penetration from each floor if required.	Within 3 Months
				

F-10	Fire Rated Construction	Unprotected openings in the exterior wall in two consecutive floors lying within 1.5 m and vertical spread of fire is not restricted. Location(s): Building-1.	Provide flame barriers as similar as sunshades or cornices or projected wall at least 750 mm from the external face of the exterior wall. BNBC 2006 Part III chapter 3 clause 3.1.7.2.	Within 6 Months
				

F-11	Fire Rated Construction	The required fire separation distance for the main production building does not comply with the requirements of BNBC 2006. Location(s): North & West Side (Building-1).	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-12	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): All Buildings.	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-13	Inspection, Testing & Maintenance (Fire)	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.	Within 1 Month after installation.

F-14	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-1.	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-15	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): Building-1.	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-16	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance of the standpipe system, sprinkler system & fire pump are not in accordance with NFPA 25.	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.s.	Within 1 Month after installation.
F-17	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10. Location(s): All Buildings.	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-18	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(s): All Buildings.	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

Table-2: All other structures

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-19	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction Location(s): Building-3. Non-compliance: Electrical control room opening.	The exit stair enclosure shall be provided with a minimum 1-hr fire resistance rating for buildings with 3 or fewer 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 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

F-20	Means of Egress	Parapets or guards are less than 42 inches (available 40 inches) on the occupiable roof. Location(s): Building-3.	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-21	Means of Egress	Fire evacuation maps are not updated as per site condition at all required locations. Location(s): 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
F-22	Means of Egress	Building does not have updated occupant load signs at required locations on all floors. Location(s): Building-3.	Post the updated 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-23	Means of Egress	A single means of exit has been provided. Location(s): Building-3.	The number of means of egress from any floor, story or portion thereof shall not be less than 2 except where a single exit is permitted by RSC Technical Guideline (Standard), section 6.6.2. Provide additional exit and ensure that the exit doors or means of egress openings are located a distance apart as per RSC Technical Guideline (Standard) section 6.6.6.	Within 3 Months
				

F-24	Means of Egress	Stair clear width was found less than 60 in (available: 52 inches) Location(s): Building-3.	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-25	Fire Rated Construction	The fire pump room is not provided with adequate fire separation from the dining area. Location(s): Building-4. Non Compliance reason: Unavailability of documentation of the used damper.	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. Or, Physically separate the pump room from the protected building by a minimum of 50 ft. (15.3 m) in accordance with NFPA 20. Provide direct access from the outside or provide a 2-hr enclosed passageway from an enclosed stairway or exterior exit. Ensure fire pump room adequate ventiation in alternative ways the opening is required.	Within 3 Months
				

F-26	Fire Rated Construction	The dining area on the (with more than 300 occupants, E3) is not separated from the surrounding childcare & medical room. Location(s): Building-4. Non Compliance reason: Unavailability of documentation of the used gypsum board for fire-separation.	Limit the occupant load to 300 or below. Afterward, Separate the dining area from other occupancies with 3-hr fire rated construction, provide minimum 3-hr. rated doors for the openings and seal the unprotected penetrations. Provide required exits that lead directly to the street or exit stairwell or leading to a corridor or open space.	Within 3 Months
				

F-27	Fire Rated Construction	The required fire separation distance does not comply with the requirements of BNBC 2020. Location(s): North, East & West Side (Building-4).	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-28	Fire Rated Construction	Compressor producing equipment is not properly separated by fire rated construction with other Occupancies. Location(s): Unprotected opening between Building-1 &3 within 10 ft.	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
				