

INITIAL FIRE SAFETY INSPECTION REPORT

Magnum Bd (Pvt) Ltd. RSC ID: 26415

NAOJUR, KODDA BAZAR, GAZIPUR.

Google Co-ordinate: 23.962843216434642, 90.38012008465714

Other Factories: International Classic Composite Ltd (ICCL) (RSC ID-9900)

International Classic Composite Ltd (ICCL) (Extension) (RSC ID-26206)

Body Fashion (Pvt) Ltd. (RSC ID: 9183)



Inspected By: Md. Kawsar Rubaiat

Date: 05-Nov-2025

Fire Safety Inspection Report

Introduction:

Magnum Bd (Pvt) Ltd. complex was surveyed for fire safety on **05-Nov-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

SI No	Building Name & Description	Construction History	Period
1	Building-1: 3 Storied Steel Building G+2 storied Steel Building Total Approx Area: 64560 sft Only first floor is occupied by ID: 26415. GF & 2nd floors are occupied by ID: 26206.	Construction Start: June 2023 Construction End: December 2024 Date of first Operation: May 2025 Building Approval: On 10-December-2024 from Gazipur Unnoyon Kotripokkho (GAUK).	New

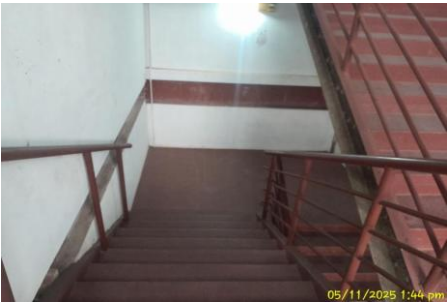
Factory Address: Naojur, kodda, Joydebpur, Gazipur

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 approval.

Table-1: For 3 storied steel 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: Building-1. Non-Compliance: Unsealed penetrations and openings between RCC & steel structures, Fire Door non-functionality, and exposed non-rated construction.	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

				
F-2	Means of Egress	Stair width was found less than 1.5m (60 inches). Location: East & South Stair (Landing), Building-1.	In new and interim construction, stairs shall have a minimum width of 1.5 m (60 in.) for all industrial occupancies as per 6.5.6.2.1 of the RSC Technical Guidelines Standard. Modify the stair and handrail to achieve the required width.	Within 3 Months
				

F-3	Means of Egress	Sliding door has been observed at building's north exit. Location: GF, North Exit, Building-1.	Replace all sliding-type doors & gates with 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-4	Means of Egress	Fire evacuation maps are not updated as per site conditions. Location: 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
F-5	Means of Egress	Occupant load sign, stair designation sign have not been provided at several locations of the building. Location: Building-1.	Provide Occupant load sign, stair designation sign at the required locations of the building.	Within 1 Month

F-6	Means of Egress	Directional Exit signage was not provided along the path of egress where there is a change in the direction of the path of travel, and the direction to an exit is not obvious. Location: Building-1.	Provide directional exit signs above all building exits to the exterior, all doors to the exit stairs and along all paths of travel where a change of direction is not obvious. Lighted directional signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated.	Within 1 Month
				

F-7	Means of Egress	Some lighted exit signs were two-sided, so that they indicated an exit where there were none. Location: Building-1.	Ensure that lighted exit signs are only visible from the side that directs people toward an exit path.	Within 1 Month
 				

F-8	Fire Rated Construction	Unsealed penetrations and openings have been found at several locations due to Bus Bar in the fire-rated floor/ceiling assemblies. Location: Building-1. Non-Compliance: No document was provided for used sealant to confirm the fire-rating.	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-9	Fire Rated Construction	Compressor room is not properly separated by fire-rated construction from the production floor. Location: 1st floor, Building-1.	Boilers, Compressor 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-10	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-1.	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
				

F-11	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location: 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 of 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-12	Fire Rated Construction	Chemical storage area is not separated by fire-rated construction with production area. Location: 1st floor, Building-1.	Provide a 4-hour fire-rated construction barrier to separate the chemical store from the surrounding production and storage areas. The 4-hour fire-resistive separation shall have no openings/ no unprotected openings therein and shall provide a fire resistance for at least four hour. Chemical stores shall comply with BNBC 2006, Part 3, Section 2.13. or, Ensure exempt amounts of chemical as per Table 3.2.5 (BNBC 2020) with nearly resemble occupancy group. Provide fire separation if required.	Within 3 Months
 				
F-13	Fire Rated Construction	The required fire separation distance for Building-01 does not comply with the requirements of BNBC 2020. Location: North & West side.	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-14	Fire Alarm & Detection System (FADS)	Automatic fire alarm & detection system installation requires a detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard). Location: Building-1.	Submit the fire alarm and detection system design, including all IDs, to RSC for review. Once the design is reviewed, install or modify the fire detection and alarm system throughout the building in accordance with review comments, 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 Review within 2 Months and installation/ modification within 4 Months.
				

F-15	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: Building-1.	Submit the standpipe system drawing, including all IDs, to RSC for review. Mention all structures & IDs in the master layout plan under the system. Once reviewed, install or modify the standpipe system throughout the building in accordance with RSC Technical Guidelines (Standard) 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 Review within 2 Months and installation/ modification within 4 Months.
				

F-16	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: Building-1.	Submit as-built drawings, testing records, equipment certification and other relevant documentation to the RSC for review and approval. Mention all structures & IDs in the master layout plan under the system. 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 Review within 2 Months and installation/ modification within 4 Months.
F-17	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).	Within 1 Month after installation

F-18	Inspection, Testing & Maintenance (Fire)	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).	Within 1 Month after installation
F-19	Inspection, Testing & Maintenance (Fire)	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).	Within 1 Month
F-20	Inspection, Testing & Maintenance (Fire)	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
F-21	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance for the emergency lighting system was not in accordance with the RSC standard.	Inspect, test and maintain the emergency lighting system in the accordance with the RSC Technical Guidelines (Standard). Keep written records on-site.	Within 1 Month