

INITIAL FIRE SAFETY INSPECTION REPORT

Radial International Ltd. (Unit-2) (Extension)

RSC ID: 26519

Geographical Coordinates: 23.99798871292218, 90.25467116930919

Address: Zirani Bazar, Kashimpur, Gazipur

Other Factories: Radial International Limited [ID: 9706]; Radial International Ltd. (Unit-2) [ID: 11471]



Inspected By: Md. Kawsar Rubaiat

Date: 12-November-2025

Fire Safety Inspection Report

Radial International Ltd. (Unit-2) (Extension)

Introduction:

Radial International Ltd. (Unit-2) (Extension) complex was surveyed for fire safety on **12-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

The buildings covered under ID: 26519 are as below:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	Saara Complex Building: G+1 Storied Building with UG Fire Pump Room (Proposed G+6 Storied) Total Floor Area: 56,511 Sq. ft	Sep-2021 to Jul-2024 [Up to 1st floor]	No Building Approval has been found for structures [Only Land Use NOC has been found; Dated 27-Aug-2025]	Oct-2024	RCC	New
2	Empty Carton Shed: Single Storied Total Floor Area: 1,200 Sq. ft	Sep-2020 to Dec-2020		Dec-2020	Steel	Interim

Factory Address: Zirani Bazar, Kashimpur, 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 review.

Table-1: All Structures

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-01	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(s): All floors (Saara Complex Building).</p>	<p>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 buildings with 3 or fewer stories in accordance with section 6.3.1.2 of RSC Technical Guidelines (Standard)¹ V1.0.</p> <p>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.</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

					
F-02	Means of Egress	<p>Aisles were found missing in several locations throughout the building.</p> <p>Location(s): All floors (Saara Complex Building).</p>	<p>Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.</p>	Within 1 Month	
					

F-03	Means of Egress	<p>Fire evacuation maps is not posted at the entrance of all exit stair.</p> <p>Location(s): All Buildings.</p>	<p>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.</p>	Within 1 Month
F-04	Means of Egress	<p>Storage areas discharge directly into the exit stair enclosure.</p> <p>Location(s): All floors (Saara Complex Building).</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. 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 shall be 1.8m.</p>	Within 3 Months



F-05	Means of Egress	<p>Building does not have updated occupant load signs at the required locations on all floors.</p> <p>Location(s): All Buildings.</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
F-06	Means of Egress	<p>Directional signs are not provided where direction of the path of travel to an exit has changed.</p> <p>Location(s): All floors (Saara Complex Building).</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>	Within 1 Month
				


<p>F-07</p>	<p>Means of Egress</p>	<p>Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes.</p> <p>Location(s): All Buildings.</p>	<p>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.</p>	<p>Within 3 Months</p>
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<p>F-08</p>	<p>Means of Egress</p>	<p>Doors along means of egress are provided with non-compliant locking devices.</p> <p>Location(s): Empty Carton Shed.</p>	<p>Remove locking devices from all egress devices in accordance with section 6.8.2 of RSC Technical Guidelines (Standard)¹ V1.0.</p> <p>No locks or other devices shall be installed on a means of egress component that would prevent any occupant from having safe egress from the building or structure, and doors shall not be locked in the direction of egress under any conditions. All hasps, locks, slide bolts, and other locking devices are prohibited unless meet the following conditions:</p> <ul style="list-style-type: none"> • Doors may be locked where the latch and lock are disengaged with one motion, where the occupant load does not exceed 49 persons. Turning a door handle and disengaging a lock are considered two motions. • Doors may be provided with locking hardware from the ingress side, provided that a panic bar is installed on any door with an occupant load exceeding 49 persons. 	<p>Immediately</p>
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F-09	Means of Egress	<p>The egress path along the means of egress, exit stair has been interrupted by storage.</p> <p>Location(s): All Buildings.</p>	<p>Keep egress paths and stairs clear of storage/obstruction in accordance with section 6.3.9 of RSC Technical Guidelines (Standard)¹ V1.0.</p> <p>Means of egress shall be maintained continuously free and clear of all obstructions or impediments to full instant use in the case of fire or other emergency. No furnishings, decorations, or other objects shall obstruct exits and access to exits. Nothing shall obstruct or impede visibility to exits.</p>	Immediately
				

<p>F-10</p>	<p>Means of Egress</p>	<p>Electrical power cables were located in the exit stair enclosure (west).</p> <p>Location(s): Saara Complex Building.</p>	<p>Remove and relocate all Electrical power cables from exit stair enclosures.</p> <p>Or,</p> <p>Provide fire separation with stair enclosure in accordance with section 6.3.1 of RSC Technical Guidelines (Standard)¹ V1.0.</p>	<p>Within 3 Months</p>
				



F-11	Means of Egress	<p>A single means of exit has been provided on the 1st floor (East exit is not currently accessible).</p> <p>Location(s): Saara Complex Building.</p>	<p>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.</p> <p>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.</p>	Within 3 Months
F-12	Means of Egress	<p>The maximum travel distance exceeds 30 m, which does not meet the requirements of Section 6.13 of RSC Technical Guidelines (Standard) on the 1st floor.</p> <p>Location(s): Saara Complex Building.</p>	<p>Reconfigure the egress arrangement to meet 6.13 of RSC Technical Guidelines (Standard).</p> <p>Or,</p> <p>Provide additional usable exits so that the travel distance shall not exceed the maximum allowable limit.</p>	Within 3 Months


<p>F-13</p>	<p>Means of Egress</p>	<p>Abrupt changes in the elevation of walking surfaces were observed, not meeting the RSC Technical Guidelines (Standard)¹ V1.0 Section 6.3.4.</p> <p>Location(s): Empty Carton Shed.</p>	<p>Abrupt changes in elevation of walking surfaces shall not exceed ¼ in. unless provided with a beveled slope of 1 in 2 that do not exceed ½ in. Changes greater than ½ in. shall meet the requirements for RSC Technical Guidelines (Standard)¹ V1.0 Section 6.3.5.</p>	<p>Within 3 Months</p>
				


F-14	Means of Egress	<p>Exit sign not provided at exit.</p> <p>Location(s): All Buildings.</p>	<p>Lighted exit signs shall be placed at entrance to an exit. Additional directional exit signs shall be placed throughout the facility anywhere the continuation of the egress is not obvious.</p> <p>Lighted exit signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated at all times. Exit Sign shall provide in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.11.</p>	Within 1 Month
				
F-15	Means of Egress	<p>Building does not have stair & floor level designation signs at the required locations on all floors.</p> <p>Location(s): Saara Complex Building.</p>	<p>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.</p>	Within 1 Month



<p>F-16</p>	<p>Means of Egress</p>	<p>Handrails are not provided on both sides of each exit stairs on all floors. Having handrails on one side of said staircase, may pose as a falling hazard during evacuation.</p> <p>Location(s): All floors (Saara Complex Building).</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>	<p>Within 3 Months</p>
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<p>F-17</p>	<p>Means of Egress</p>	<p>Falling hazards are present at the staircase, which is situated at a high altitude.</p> <p>Location(s): Saara Complex Building.</p>	<p>Guards shall be provided at all open sides of means of egress that exceed 760 mm (30 in.) above the floor or finished ground below.</p> <p>Guards shall have a minimum height of 1067 mm (42 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.). Guard/Handrail shall be constructed in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12</p>	<p>Immediately</p>
				



<p>F-18</p>	<p>Means of Egress</p>	<p>Parapets or guards are not provided on the occupiable roof.</p> <p>Location(s): Saara Complex Building.</p>	<p>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.</p>	<p>Within 3 Months</p>
				

F-19	Means of Egress	<p>Changes in level were found 30 in., where RSC Technical Guidelines (Standard)¹ V1.0 Section 6.9 or 6.10 don't meet.</p> <p>Location(s): GF (Saara Complex Building).</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. The change in level shall be readily apparent and if not, marked with additional signage or floor markings.</p>	Within 3 Months
				

<p>F-20</p>	<p>Fire Rated Construction</p>	<p>The fire pump room is not provided with adequate fire separation.</p> <p>Location(s): GF (Saara Complex Building).</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,</p> <p>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>Provide direct access from the outside or provide a 2-hr enclosed passageway from an enclosed stairway or exterior exit.</p>	<p>Within 3 Months</p>
				


<p>F-21</p>	<p>Fire Rated Construction</p>	<p>Elevator shafts (Provision) open directly into the production floor without proper fire separation due to unprotected opening.</p> <p>Location(s): All floors (Saara Complex Building).</p>	<p>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.</p> <p>Elevator Shaft is also required to be separated from the stair enclosure upon installation with 2-hr fire rated elevator shaft.</p>	<p>Within 3 Months</p>
				

<p>F-22</p>	<p>Fire Rated Construction</p>	<p>The required fire separation distance does not comply with the requirements of BNBC 2020.</p> <p>Location(s): Saara Complex Building.</p>	<p>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.</p>	<p>Within 6 Months</p>
				

<p>F-23</p>	<p>Fire Alarm & Detection System (FADS)</p>	<p>The fire alarm system is antiquated, not a listed system and does not provide alarm and notification features consistent with acceptable standards.</p> <p>Location(s): All Buildings</p>	<p>Replace the fire alarm system with a new, listed addressable fire alarm system in accordance with NFPA 72 to meet section 5.7.3 of RSC Technical Guideline (Standard), including all IDs.</p> <p>Submit the proposed fire alarm 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 comments, RSC/ 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.</p>	<p>Design within 2 Month and modification/ installation with 4 Months</p>
				
<p>F-24</p>	<p>Inspection, Testing & Maintenance (Fire)</p>	<p>Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72.</p>	<p>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.</p>	<p>Within 1 Month after installation</p>

F-25	Inspection, Testing & Maintenance (Fire)	<p>Inspection, testing, and maintenance of portable fire extinguishers is not in accordance with NFPA 10.</p> <p>Location(s): All Buildings.</p>	<p>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.</p>	Within 1 Month
F-26	Inspection, Testing & Maintenance (Fire)	<p>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.</p> <p>Location(s): All floors (Saara Complex Building).</p>	<p>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.</p>	Within 1 Month

F-27	Inspection, Testing & Maintenance (Fire)	Written housekeeping policy was not found, which is required as per RSC Technical Guideline (Standard) section 13.6.	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 m ² (500 ft ²). Limit dense deposits to 6 mm (¼ in.) and oil saturated deposits to 3.2 mm (⅛ in.).	Within 1 Month
F-28	Inspection, Testing & Maintenance (Fire)	The required no smoking signs are not present in the factory.	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
F-29	Fire Suppression System (SUPS)	Fire extinguishers were found at several areas but placed on floors.	Portable fire extinguishers shall be installed throughout all new, interim, and existing facilities in accordance with BNBC 2020 and NFPA 10. Extinguishers shall be placed so that maximum travel distance to the nearest unit shall not exceed 30 m (100 ft).	Within 1 Month

F-30	Inspection, Testing & Maintenance (Fire)	Hot work has been observed without maintaining permit system & hot work policy was not being maintained properly.	A hot-work permit system in accordance with NFPA 51B shall be provided for any construction in an occupied facility & shall maintain properly.	Within 1 Month
				
F-31	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-32	Inspection, Testing & Maintenance (Fire)	The Building approval from the appropriate authority are not available on-site.	Get all the required licenses and permits from the proper issuing authority and keep it at site.	Within 1 Month