

INITIAL FIRE SAFETY INSPECTION REPORT

Radiance Fashion Ltd. (Extension)

RSC ID: 26522

Geographical Coordinates: 23.99798871292218, 90.25467116930919

Address: Khajur Bagan, Ashulia, Savar, Dhaka

Other Factories: Radiance Fashion Ltd. [ID: 9716]; Radiance Jeans Ltd.[ID: 11056]



Inspected By: Md. Kawsar Rubaiat

Date: 24-November-2025

Fire Safety Inspection Report

Radiance Fashion Ltd. (Extension)

Introduction:

Radiance Fashion Ltd. (Extension) complex was surveyed for fire safety on **24-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: 26522 are as below:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	RFL (Extension) Building-1: G+3 Storied Building (Proposed G+7 Storied) Current Total Floor Area: 37,600 Sq. ft	Mar-2021 to Jun-2024 [Up to 3rd floor]	Approved by Ashulia Union Parishad, On 06-Jan-2021	May-2025	RCC	Interim

Factory Address: Khajur Bagan, Ashulia, Savar, Dhaka

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:

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. Location(s): All floors (Building-1).	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. 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	Aisles were found missing in several locations throughout the building. Location(s): All floors (Building-1).	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 Month
 				

F-03	Means of Egress	Fire evacuation maps are not updated as per site conditions. 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
F-04	Means of Egress	Sliding door has been provided along the means of egress in the child care room. Location(s): Child care room (Building-1).	Replace all sliding doors 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 3 Months
				

F-05	Means of Egress	Storage and utility areas discharge directly into the exit stair enclosure. Location(s): All floors (Building-1).	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.	Within 3 Months
				

F-06	Means of Egress	Building does not have updated occupant load signs at required locations on all floors. 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-07	Means of Egress	Directional signs are not provided where the direction of the path of travel to an exit has changed. Location(s): All floors (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-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-1).	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	Doors along means of egress are provided with non-compliant locking devices. Location(s): Child care & medical room (Building-1).	Remove locking devices from all egress devices in accordance with section 6.8.2 of RSC Technical Guidelines (Standard)¹ V1.0. 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: • 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.	Immediately
				

F-10	Means of Egress	Combustible materials are stored adjacent to the child care & medical room, blocking both the emergency exits. Location(s): Child care & medical room (Building-1).	Keep egress paths and stairs clear of storage in accordance with section 6.3.9 of RSC Technical Guidelines (Standard)¹ V1.0. 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.	Immediately
				

F-11	Means of Egress	Falling hazards from high altitude are observed at all the floors of both staircases, occupied 2nd floor & occupiable roof. Location(s): Stairs & 3rd floor (Building-1).	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. Guards shall have a minimum height of 1067 mm (42 in.). 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.	Immediately
				

F-12	Means of Egress	The egress path along the means of egress has been interrupted by storage, vehicle parking, temporary construction material, and obstructions. Location(s): GF (Building-1).	Remove all storage and parking facilities from the egress path in accordance with section 13.8 of RSC Technical Guidelines (Standard)¹ V1.0. Remove all storage from exit stairs and egress path in accordance with section 13.8 of RSC Technical Guidelines (Standard)¹ V1.0. 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.	Immediately
				

F-13	Means of Egress	The headroom height of stair-01 (South-West) on the 2nd floor has been reduced & interrupted due to construction reinforcement, which may also cause accidental damage. Location(s): 3rd floor (Building-1).	Headroom on stairs shall not be less than 2.03 m (6 ft 8 in.) as per RSC Technical Guideline (Standard) section 6.3.3. Remove obstructions from the staircase to avoid any accidental damage or maintain the required clear headroom height in all staircases.	Immediately
				

F-14	Means of Egress	Exit stair(s) terminates the occupants inside the building which does not comply with section 6.17 of RSC Technical Guidelines (Standard)¹ V1.0. Location(s): GF (Building-1).	Exits shall discharge directly to the exterior of the building unless meeting the requirements of 6.17.2 or 6.17.3 as per RSC Technical Guidelines (Standard)¹ V1.0.	Within 3 Months
 				

F-15	Means of Egress	Abrupt changes in the elevation of walking surfaces were observed, not meeting the RSC Technical Guidelines (Standard)¹ V1.0 Section 6.3.4. Location(s): All floors (Building-1).	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	Within 3 Months
 				
F-16	Means of Egress	Building does not have stair/floor level designation signs at required locations on all floors. Location(s): All floors (Building-1).	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-17	Means of Egress	Parapets or guards are not provided on the occupiable roof. Location(s): Building-1.	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-18	Means of Egress	The guards have gaps that are too large, allowing a sphere 200 mm (8 in.) in diameter to pass through. Location(s): All floors (Building-1).	Provide structurally stable open guards. 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.).	Within 3 Months
				

F-19	Means of Egress	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. Location(s): All floors (Building-1).	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.). 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.	Within 3 Months
 				

F-20	Means of Egress	Uneven walking surfaces were found and exceeded a slope of 1 in 20 in the direction of travel. Location(s): GF (Building-1).	Walking surfaces shall be mostly level; however, shall not exceed a slope of 1 in 20 in the direction of travel unless meeting the requirements for ramps in 6.10 shall meet the requirements for RSC Technical Guidelines (Standard)¹ V1.0 Section 6.3.4.2.	Within 3 Months
				

F-21	Means of Egress	Stair clear width was found less than 60 in. Location(s): N-E Stair (Building-1).	Stairs shall have a minimum clear width of 60 in. for all industrial occupancies as per RSC Technical Guideline (Standard) section 6.5.6.	Within 3 Months
				

F-22	Means of Egress	Unprotected opening within 10 ft horizontal distance from the discharge point, where the elevation of the unprotected opening is less than 10 ft. Location(s): N-E exit from fire pump room, West side exit discharge path from shed-1. (Building-1).	Provide protection of unprotected openings within 10 ft horizontal distance from the discharge point where the elevation of the unprotected opening is less than 10 ft. Fire-rated separation shall not be less than the rating of the exit stair enclosure.	Within 3 Months
 				

F-23	Fire Rated Construction	The day-care room does not meet RSC Technical Guidelines (Standard)¹ V1.0. section 3.4.2.1.1. Location(s): GF (Building-1). Non-Compliance: Travel distance exceeds the maximum allowable limit.	Day-care shall be located on the ground floor with a maximum travel distance of 9 m (30 ft) or located one story above level of exit discharge with direct access to an exit enclosure in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 3.4.2.1.1	Within 3 Months
				

F-24	Fire Rated Construction	Boiler room is not properly separated by fire-rated construction from the production area due to penetrations. Location(s): GF-Boiler room & adjacent old boiler room (Building-1).	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 the 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-25	Fire Rated Construction	The fire pump room is not provided with adequate fire separation. Location(s): Adjacent to Building-1.	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.	Within 3 Months
				

F-26	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding production & child care room. Location(s): GF (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-27	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location(s): GF (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 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-28	Fire Rated Construction	Elevator shafts (Provision) open directly into the production floor without proper fire separation due to unprotected openings. Location(s): All floors (Building-1).	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. Elevator Shaft is also required to be separated from the stair enclosure upon installation with 2-hr fire rated elevator shaft.	Within 3 Months
				

F-29	Fire Rated Construction	Liquefied or compressed gas cylinders (reportedly, for hot work purposes) were located within the factory on the ground floor, without adequate fire separation. Location(s): GF (Building-1).	Remove the liquefied or compressed flammable gas cylinders. The storage or use of liquefied or compressed flammable gas (LPG/CNG) cylinders within the factory building as per section 3.4.2.1.11 of RSC Technical Guidelines (Standard)¹ V1.0. Or, Factory shall follow the requirements RSC Published "SUPPLEMENTARY PAPER ON TECHNICAL GUIDANCE NOTE FOR USE OF LIQUIFIED OR COMPRESSED FLAMMABLE GAS IN FACTORY PREMISES" to use or store liquefied or compressed flammable gas cylinders in the factory premises.	Within 3 Months
				

F-30	Fire Rated Construction	The required fire separation distance for Building-01 does not comply with the requirements of BNBC 2006. Location(s): 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 3 Months
				

F-31	Fire Rated Construction	Cooking operation in the kitchen area doesn't meet section 5.10 of the RSC Technical Guideline (Standard). Location(s): GF (Building-1).	Cooking operations that produce grease laden vapors shall be prohibited in factory premises. If cooking operation is required, ensure ventilation and a fire protection system is provided in accordance with NFPA 96.	Within 1 Month
				

F-32	Fire Alarm & Detection System (FADS)	The fire alarm system is antiquated, not a listed system, and does not provide alarm and notification features consistent with acceptable standards. Location(s): Building-1.	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) 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.	Design within 2 Month and modification/ installation with 4 Months
				

F-33	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-34	Fire Suppression System (SUPS)	The required standpipe system is not installed in accordance with the RSC Technical Guidelines (Standard)¹ V1.0. Location(s): Building-1.	A standpipe system shall be installed in buildings with the highest occupiable floor 10 m (33 ft.) above grade or more to meet section 5.4.2 of RSC Technical Guideline (Standard). If the building is protected throughout by an approved automatic sprinkler system a class I system shall be permitted.) Installation of the Standpipe system shall be in accordance with RSC Technical Guidelines (Standard)¹ V1.0. section 5.4 and NFPA 14. 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-35	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance of the standpipe system 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.	Within 1 Month after installation
F-36	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10. Location(s): Building-1.	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-37	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): Building-1.	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-38	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-39	Inspection, Testing & Maintenance (Fire)	Hot-work materials with gas cylinders have been observed without the permit system in place, and the hot-work policy was not being properly maintained. Location(s): Building-1.	A hot-work permit system in accordance with NFPA 51B shall be provided for any construction in an occupied facility & shall maintain properly. Fire watch personnel shall not be assigned other duties.	Within 1 Month

F-40	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 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-41	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