

INITIAL FIRE SAFETY INSPECTION REPORT

Scandex (Bd) Ltd. (Extension)

RSC ID: 26526

Geographical Coordinates: 23.89063633318608, 90.31713124698834

Address: B-Bangla, Gouripur, Ashulia, Savar

Other Factories: Scandex (Bd) Ltd. (RSC ID: 24188)



Inspected By: Md. Kawsar Rubaiat

Date: 02-December-2025

Fire Safety Inspection Report

Scandex (Bd) Ltd. (Extension)

Introduction:

Scandex (Bd) Ltd. (Extension) complex was surveyed for fire safety on **02-Dec-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

One (01) structure is covered under this RSC ID-26526. The building information is as follows:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	Building-1 (Store Building): G+2 Storied Total Floor Area: 21,790 Sq. ft	Aug-2022 to Dec-2024	30-Dec-2017 Ashulia Union Parishad	Dec-2022 [Partially occupied]	RCC	Interim

Factory Address: B-Bangla, Gouripur, Ashulia, Savar

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 under this ID

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Means of Egress	The fire doors were held open by unauthorized means. The clearance under the bottom of the door was more than 19 mm. Location(s): All floors (Store Building)	Ensure that the fire doors are self-closing and positive latching. If fire doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system. 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	Proper certification was not available for fire rated doors and door accessories installed in the factory. Location(s): All floors (Store Building)	Keep proper datasheet & certifications for installed fire doors & accessories on-site for verification.	Within 3 Months
 				

F-3	Means of Egress	Storage areas discharge directly into the exit stair enclosure. Location(s): Ground floor & 2nd F (Store Building).	Openings from the 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-hr fire-rated door on the Store 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 the length shall be 1.8m.	Within 3 months
				

F-4	Means of Egress	Stair clear width was found less than 60 in. Location(s): North Stair (Store Building).	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-5	Means of Egress	Sliding door has been provided in the North Stair exit. Location(s): Ground floor, North Stair (Store Building).	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-6	Means of Egress	Fire evacuation maps are not updated as per site condition. Location(s): All floors (Store Building).	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.	Within 1 Month
				

F-7	Means of Egress	Building does not have occupant load signs at required locations on all floors. Location(s): All floors (Store 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-8	Means of Egress	Building does not have stair/floor level designation signs at required locations on all floors. Location(s): All floors (Store 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-9	Means of Egress	Doors in the means of egress do not have the required minimum width (32 inches available). Location(s): South exit (Store Building).	Doors in a means of egress shall have a minimum width of 1 m (39 in.). in accordance with section 6.5.6.1 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 1 Month
				

F-10	Means of Egress	Headroom measured less than 80 inches (76 inches available). Location(s): South exit (Store Building).	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	Directional signs are not provided where direction of the path of travel to an exit has changed. Location(s): All floors (Store 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-12	Means of Egress	Electrical panels, circuit breakers were located in the exit stair enclosure. Location(s): Ground floor, South stair (Store Building).	Remove and relocate all Electrical panels & appliances from exit stair enclosures. Or, Provide fire separation with stair enclosure in accordance with section 6.3.1 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 3 Months
				

F-13	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 (Store 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. 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-14	Means of Egress	Aisles were found missing in several locations throughout the building. Location(s): 2nd floor (Store Building).	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 Month
				

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): Ground floor (Store Building).	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	Fire Rated Construction	The required fire separation distance for Store Building does not comply with the requirements of BNBC 2006. Location: North, East & West Side.	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-17	Fire Rated Construction	Storages were found underneath the cutting tables. Location: 1st Floor (Store 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.	Within 3 Months
 				

F-18	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location(s): 1st Floor (Store Building).	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-19	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): Store Building.	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 Months and modification/ installation with 4 Months
  				
F-20	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.s.	Within 1 Month after installation

F-21	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10. Location(s): Store Building.	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-22	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): Store Building.	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-23	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