

INITIAL FIRE SAFETY INSPECTION REPORT

Fashion Plus Ltd.

RSC ID: 26531

Geographical Coordinates: 23°56'59"N 90°18'17"E

Address: Gorat, Ashulia, Savar Dhaka-1341

Other Factories: None



Inspected By: Mohammad Anayet Hossain

Date: 09-December-2025

Fire Safety Inspection Report

Fashion Plus Ltd.

Introduction:

Fashion Plus Ltd.; complex was surveyed for fire safety on **09-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

There are total three (03) structures covered under this RSC ID-26531. Among these, one structure is for production and other two structures are ancillary. The buildings are as below:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	Main Building, Partial B+G+M+5; Total Floor Area: 1,24,878 Sq. ft.	Jan-2016 to Apr-2019	Approved from Rajuk , Dhaka on date -January,2016 for all structures	Dec-2023	RCC	Interim Building
2	Utility Shed; Single Storied; Total Floor Area: 2485 Sq. ft.	Jan-2016 to Apr-2019		Dec-2023	RCC with Steel Roof	Interim Building
3	Fire control & Security Room; Single Storied Total Floor Area: 656 Sq. ft.	Jan-2016 to Apr-2019		Dec-2023	RCC	Interim Building

Factory Address: Gorat, Ashulia, Savar Dhaka-1341.

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-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): Main Building.	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. 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	The exterior exit stair is not separated from the building interior. Location: Mezzanine floor: West side stair.	Nonrated walls or unprotected openings enclose the exterior of the stairway and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within 3050 mm (10 ft) horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hr./ 2 hr. in accordance with section 6.3.1.3 of RSC Technical Guidelines (Standard)¹ V1.0. If fire doors are required to be held open for functional reasons, provide automatic-closing devices tied to the fire alarm system.	Within 3 Months
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F-03	Means of Egress	The egress court serving south-west exit (Stair-3) is less than 10 ft wide and is not separated from the building interior/adjacent building exterior which is not in accordance with section 6.17.2 of RSC Technical Guidelines (Standard)¹ V1.0. Location: Exit discharge from Stair-3 (SW) of Main Building.	Egress courts less than 3050 mm (10 ft) in width (as measured from the building and the adjacent property line) shall be provided with walls having a 1-hr fire resistance rated construction for a distance of 3050 mm (10 ft) above the floor of the court. Seal all penetrations and openings to the interior of the building along the discharge path, up to a height of 10 ft. to provide a minimum 1-hr fire separation. Alternatively, provide a second remote discharge path to the public way (if feasible).	Within 3 Months
				

F-04	Means of Egress	Stair clear width was found less than 60 in. Location(s): Stair-2(NE): 56"; Stair-3(SW): 60" & Exterior stair (secondary exit of dining area at mezzanine floor): 48" of Main Building.	Keep egress paths and stairs clear of storage/obstruction 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.	Within 3 Months
 				
F-05	Means of Egress	Exit sign not provided at exit. Location(s): Main Building.	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. 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.	Within 1 Month

F-06	Means of Egress	Exit signage/directional signage not illuminated during testing (burned out, broken, etc.). Location(s): Main Building.	Regularly inspect all exit signage/directional signage as per RSC Technical Guidelines (Standard)¹ V1.0. and replace/install lights as needed to illuminate signs.	Within 1 Month
				
F-07	Means of Egress	Directional signs are not provided where direction of the path of travel to an exit has changed. Location(s): Main 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-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 Buildings.	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

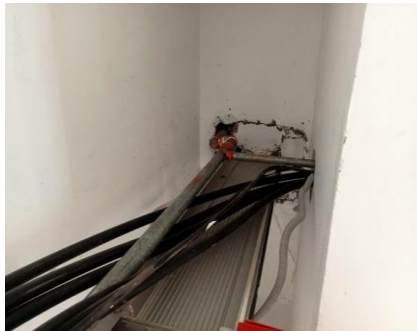
F-09	Means of Egress	Manual on-off switch is provided for emergency lighting / exit signage units.	Remove manual on/off switches from emergency lighting / exit signage units to prevent them from being switched off.	Within 3 Months
				
F-10	Means of Egress	Exit stairs serve more than 5 stories and Posted re-entry provisions are not as per standard on all floors. Location(s): Main Building.	Every door in a stair enclosure serving more than 5 stories shall be provided with re-entry unless it meets RSC Technical Guidelines (Standard) ¹ V1.0. Section 6.8.3.1.	Within 3 Months
F-11	Means of Egress	Building does not have updated occupant load signs at the required locations on the first floor (Dining capacity not included). Location(s): All Buildings.	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-12	Means of Egress	Building does not have stair/floor level designation signs at required locations on all floors. Location(s): Main 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-13	Fire rated construction	Boiler/heat producing equipment is not properly separated by fire rated construction with other Occupancies/Areas. Location: 1st floor (Main Building).	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
				

F-14	Fire rated construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancy/areas Location(s): Ground, 1st, 3rd and 4th floors of main 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 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-15	Fire rated construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location(s): 2nd, 3rd, 4th and 5th floors of the Main 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 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-16	Fire Rated Construction	Storages were found underneath the cutting tables. Location(s): 5th floor, Main 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 Or, Where an automatic sprinkler system is installed sprinklers are required to be installed beneath cutting tables greater than 4 ft in width that are used for storage of combustibles.	Within 3 Months
 				
F-17	Fire rated construction	The day-care room does not separated from other occupancy. Location: Ground floor of the main building.	Separate the day-care from other occupancy ac per Table 3.2.1 (BNBC 2006/2020)	Within 3 Months
				

F-18	Fire Rated Construction	Penetrations through floor/ceiling & wall assemblies are found unsealed for BBT & electrical cable. Reportedly, Factory has installed fire-rated sealant materials to seal electrical cable penetrations & installed fire doors but required documents, relevant design ,certificate etc. not available on-site. Location: All floors, Main Building.	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 the manufacturer's published installation guidelines 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. [Installation shall be as per the manufacturer's published installation guidelines and the certification authority guidelines to ensure the fire rating. Keep proper datasheet ,certifications & design for installed fire-stop sealant materials & installed fire doors on-site for verification.]	Within 3 Months
 				

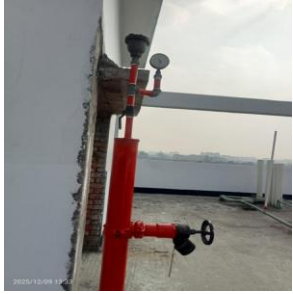
F-19	Fire Rated Construction	Penetrations through floor/ceiling assemblies are found unsealed due to plastic pipe penetrations. Location: All floors, Main Building.	Seal all penetrations and openings in floor/ceiling assemblies by a listed through-penetration fire stop system tested in accordance with ASTM E814 or approved alternative standard to maintain minimum 3-hr. fire resistance rating. Installation shall be as per the manufacturer's published installation guidelines 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. [Keep proper datasheet ,certifications & design for installed fire rated collar & installed fire doors on-site for verification. If fire doors are required to be held open for operational purposes, provide automatic closing devices tied to the fire alarm system.]	Within 3 Months
				

F-20	Fire Rated Construction	Building expansion joint opening is not sealed by fire rated sealant/material. Location: All floors, Main Building.	Expansion and contraction joints provided to accommodate expansion, contraction, wind or seismic movement shall be protected with a listed material having the same degree of fire resistance as that of the wall or floor in which it is installed. Installation shall be as per manufacturer published installation guideline and the certification authority guideline to ensure the fire-rating.	Within 3 Months
 				
F-21	Fire Rated Construction	Elevator shafts open directly into the exit enclosure, which doesn't comply with RSC Technical Guidelines (Standard), section 6.14.3. Location(s): NW-Stair (Stair-1) & SW-Stair (Stair-3) of Main Building.	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-22	Fire Rated Construction	Elevator shafts open directly into the production floor without proper fire separation due to unprotected opening. Location(s): North-West and South-West sides of the Main Building.	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.	Within 3 Months
 				
F-23	Fire Rated Construction	Dining (E4=195) area is not separated from store/office with fire rated assemblies. Location: Main Building (Mezzanine floor).	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. Assemblies of Occupancy E3, E4 and E5 shall have at least two means of exits leading directly to the street or leading to a corridor or open space having access to exits in two independent and different directions. (part-4, section-3.21.3, BNBC-2006).	Within 3 Months

				
F-24	Fire Rated Construction	The required fire separation distance for the Main Building does not comply with the requirements of BNBC 2006. Location: East & West side, Main Building.	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-25	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: All Structures.	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 Months and modification/ installation with 4 Months
				
F-26	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-27	Fire Suppression System (SUPS)	The factory has installed a standpipe & Hose system that requires a detailed review to confirm compliance with NFPA 14,20, 22, and 24 and RSC Technical Guidelines (Standard). [Note: The highest occupied floor of the main building is less than 75 feet above grade and Sprinkler system is not mandatory as per RSC Technical Guidelines (Standard). However, the factory has installed a partial Sprinkler system in the main building ground floor and the installed Sprinkler system is requiring a detailed review to ensure compliance with NFPA 13.] Location: Main Building.	Submit the fire Suppression System (fire pump, standpipe and partial sprinkler) design to RSC for review. Once the design is reviewed, install and modify the fire Suppression System throughout the building in accordance with review comment, RSC Technical Guidelines (Standard) and NFPA 13, 14, 20, 22 and 24. 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-28	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-29	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) ¹ V1.0.s.	Within 1 Month
F-30	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.	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