

INITIAL FIRE SAFETY INSPECTION REPORT

Sustainable Wet Processing Plant Ltd.

RSC ID: 26543

Geographical Coordinates: 24.202371266043713, 90.4226219881675

Address: 434, Channapara, Word# 07, Block # D, Sreepur-1740, Gazipur, Bangladesh.

Other Factories: None



Inspected By: A N Fasial Ahmed & Md. Kawsar Rubaiat

Date: 17-December-2025

Fire Safety Inspection Report

Sustainable Wet Processing Plant Ltd.

Introduction:

Sustainable Wet Processing Plant Ltd. complex was surveyed for fire safety on **17-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 a total of 3 structures covered under this RSC ID-26543. Two additional under construction buildings (RMS Building & Wastage Shed) & 1 temporary diesel store shed was also found during inspection. The buildings are as follows:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	Production Building: B+G+M+2 Storied Proposed: B+G+M+8 Storied Current Floor Area: 2,78,415 Sq. ft	Jul-2020 to Dec-2024	Approved By PWD, Gazipur on 08-Sep-2020	Jan-2025	RCC	Interim
2	Utility Building: G+3 Storied Total Floor Area: 15,558 Sq. ft	Jul-2020 to Dec-2024		Jan-2025	RCC	Interim
3	Jhute Boiler Shed: Single Storied Total Floor Area: 3,002 Sq. ft	Mar-2025 to Sept-2025		Oct-2025	Steel	Interim

Factory Address: 434, Channapara, Word# 07, Block # D, Sreepur-1740, Gazipur, Bangladesh.



Findings & Recommendations :


Table-1 & 2 summarize 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: Production Building.

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-01	Means of Egress	<p>The exit stairs are not separated from [work areas, other spaces] on each floor by fire-rated construction.</p> <p>Location(s): Production Building.</p> <p>Non-Compliance: Fire doors were forcefully opened with external objects, fire door accessories were not properly functional, openings with floors, penetrations, etc.</p>	<p>The exit stair enclosure shall be provided with a minimum of 2- hr. fire resistance rating with 90 minutes of opening protection.</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> <p>Ensure that the listing labels are clearly visible for the installed fire doors.</p>	Within 3 Months



F-02	Means of Egress	<p>Unsealed penetrations and openings are located in exit stair enclosures.</p> <p>Location(s): Production Building.</p>	<p>No other penetration into and through the exit enclosure except for fire alarm equipment electrical raceway, required exit doors, sprinkler piping, standpipes, and electrical conduit serving the exit enclosure is permitted in accordance with section 6.14.4 of RSC Technical Guidelines (Standard)¹ V1.0. So, relocate the electrical wires/raceways to somewhere else avoiding the exit enclosure, and seal the created unprotected openings with a minimum of 1.5 hours listed/certified fire-rated materials. Installation shall be as per manufacturer published installation guideline and the certification authority guideline to ensure the fire-rating.</p> <p>Or, seal the penetration by 2-hr masonry construction.</p>	Within 3 Months



					
F-03	Means of Egress	<p>Fire evacuation maps is not posted at the entrance of all exit stair.</p> <p>Location(s): All floors, Production Building.</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>Unprotected opening within 10 ft horizontal distance from the discharge point where the elevation of the unprotected opening is less than 10 ft.</p> <p>Location(s): S-M, N-E stair, Production Building.</p>	<p>Protect unprotected openings within 10 ft horizontal distance from the discharge point where the elevation of the unprotected opening is less than 10 ft.</p> <p>Fire-separation rating shall not be less than the rating of the exit stair enclosure.</p>	Within 3 Months
				

<p>F-05</p>	<p>Means of Egress</p>	<p>The exterior of the north-west exit stair is enclosed by non-rated walls or unprotected openings, which are exposed to other parts of the building at an angle of less than 180 degrees (3.14 rad).</p> <p>Location(s): Production Building.</p>	<p>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. in accordance with section 6.3.1.3 of RSC Technical Guidelines (Standard)¹ V1.0. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than ¾ hr.</p>	<p>Within 3 Months</p>
				

F-06	Means of Egress	<p>Building does not have updated occupant load & stair designation signs at required locations on all floors.</p> <p>Location(s): All floors (Production Building).</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> <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
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F-07	Means of Egress	<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 floors (Production Building).</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>	Within 3 Months
				

<p>F-08</p>	<p>Means of Egress</p>	<p>Basement storage areas discharge directly into the exit stair enclosure.</p> <p>Location(s): Production Building.</p>	<p>Openings from exit enclosures to basements shall be provided with a vestibule with fire-rated construction and openings in accordance with section 6.14.3 of RSC Technical Guidelines (Standard) 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 side. Ensure that the fire rating of the vestibule construction matches that of the exit stair enclosure as per RSC Technical Guidelines (Standard) 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.</p>	<p>Within 3 Months</p>
				

F-09	Means of Egress	<p>Electrical panels & pumps were located in the exit stair enclosure.</p> <p>Location(s): N-E, S-E Stair, Production Building.</p>	<p>Remove and relocate all Electrical appliances & Pumps 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) V1.0.</p>	Within 3 Months
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<p>F-10</p>	<p>Means of Egress</p>	<p>Exit stair(s) terminate the occupants inside the building, which does not comply with section 6.17 of RSC Technical Guidelines (Standard)¹ V1.0.</p> <p>Location(s): South-Mid Stair, Production Building.</p>	<p>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.</p>	<p>Within 3 Months</p>
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F-11	Means of Egress	<p>Aisles were found missing in several locations throughout the building.</p> <p>Location(s): 1st & 2nd floor, Production Building.</p>	<p>Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.</p>	<p>Within 3 Months</p>
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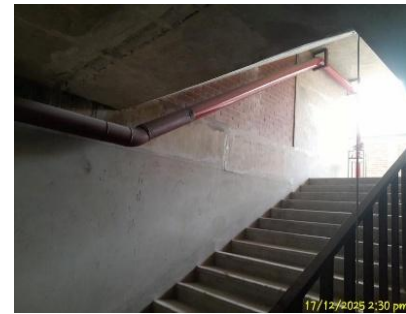


F-12	Means of Egress	<p>Common path of egress travel exceeds 8 m (Available 12 m) in the chemical store.</p> <p>Location(s): Ground floor Chemical Store, Production Building.</p>	<p>Reconfigure the egress arrangement to reduce the maximum common path of travel to not more than 8 m.</p> <p>The common path of egress travel shall not exceed 23 m (75 ft). Where the building is provided with a complete automatic sprinkler system, the common path of egress travel shall not exceed 30 m (100 ft). The common path of egress travel for Group H (storage) occupancies with not more than 30 occupants shall not exceed 30 m (100 ft). The common path of egress travel for Group J (high hazard) occupancies shall not exceed 8 m (25 ft).</p> <p>Section 6.13.2 of RSC Technical Guidelines (Standard) shall meet.</p>	Within 3 Months
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F-13	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).</p> <p>Location(s): Basement Store area. Production Building.</p>	<p>Reconfigure the egress arrangement to meet 6.13 of RSC Technical Guidelines (Standard).</p> <p>Or,</p> <p>Provide additional exits so that the travel distance shall not exceed the maximum allowable limit.</p>	Within 3 Months
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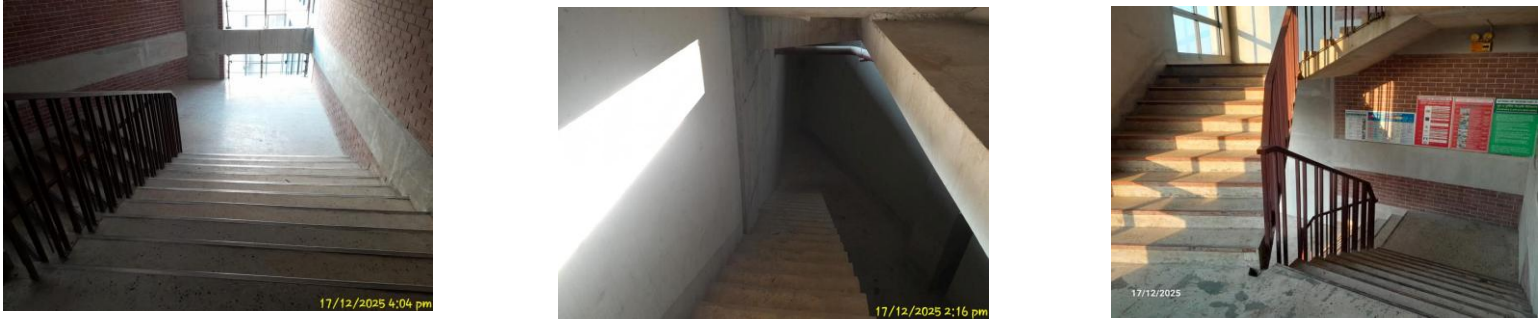
F-14	Means of Egress	<p>Headroom measured from the ceiling is less than the requirement in several locations.</p> <p>Location(s): North East stair (82" available), South-Mid stair (84" available) Stairs, etc. ETP walking Aisles (78" available). Production Building.</p>	<p>All means of egress shall have 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.</p>	Within 3 Months
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F-15	Means of Egress	<p>Exit signage is not illuminated during testing (burned out, broken, etc.).</p> <p>Location(s): Ground floor, Chemical Store. Production Building.</p>	<p>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.</p>	<p>Within 1 Month</p>
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F-16	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, Production 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) V1.0 Section 6.11.3.</p>	Within 1 Month
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F-17	Means of Egress	<p>Handrails are not provided on both sides of each exit stair on all floors. Having handrails on one side of said staircase may pose as a falling hazard during evacuation.</p> <p>Provided handrail height was not as per standard (42 inches available).</p> <p>Location(s): All stairs, Production 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>	Within 3 Months
				

F-18	Means of Egress	<p>Stair clear width was found less than 60 in.</p> <p>Location(s): South East stair of Basement, Production Building.</p>	<p>Stairs shall have a minimum clear width of 60 in. for all industrial occupancies as per RSC Technical Guideline (Standard) section of 6.5.6.</p>	<p>Within 3 Months</p>
				

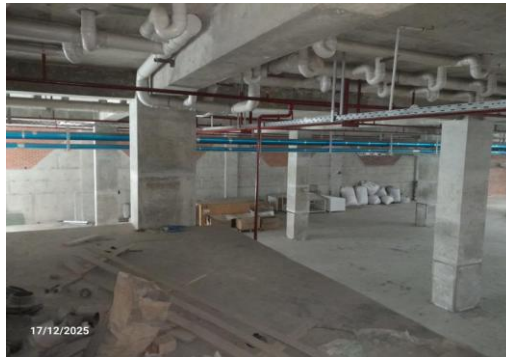
F-19	Means of Egress	<p>Stair width is more than 87 inch but no intermediate handrails have been provided.</p> <p>Location(s): East stair, South mid stair on Production Building.</p>	<p>Intermediate handrails shall be provided when the stair width exceeds 2.2 m (87 in.).</p> <p>Open guards shall have 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>	Within 3 Months
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<p>F-20</p>	<p>Means of Egress</p>	<p>Parapets or guards are not provided on the occupiable roof.</p> <p>Location(s): Production 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-21	Means of Egress	<p>Falling hazards are present near the N-E exit discharge path due to unprotected ETP tank area, which may cause accidental damage. In addition, a falling hazard was observed in the ETP from a high-altitude, unprotected lift shaft and an unprotected opening (floor punch) on the 2nd floor.</p> <p>Additionally, a falling hazard was observed on the accessible rooftop from a high altitude, as the construction work has not been completed yet.</p> <p>Location(s): Production 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>New and interim: 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>In case of rooftop, restrict entry to the rooftop or provide parapets as per RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12.</p>	Immediately



F-22	Means of Egress	<p>No guardrail has been provided on the mezzanine area.</p> <p>Location(s): Production 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. 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 shall construct in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12.</p>	Within 3 Months
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<p>F-23</p>	<p>Means of Egress</p>	<p>Uneven path of travel was observed in the exit discharge path due to construction purposes.</p> <p>Location(s): Production building.</p>	<p>Remove unnecessary items and level the exit path to the public way.</p> <p>Means of egress shall be maintained continuously free and clear of all obstructions.</p>	<p>Within 3 Months</p>
				



F-24	Means of Egress	<p>Changes in level was found more then 21 in. where RSC Technical Guidelines (Standard)¹ V1.0 Section 6.9 or 6.10 doesn't meet.</p> <p>Location: Ground Floor South-East exit, Production 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.</p> <p>The change in level shall be readily apparent and if not, marked with additional signage or floor markings.</p>	Within 3 Months
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F-25	Fire Rated Construction	<p>Boiler room is not properly separated from the production areas by fire-rated construction due to openings, penetrations, and a non-rated window within 10 ft.</p> <p>Location(s): 2nd floor, Production building.</p>	<p>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.</p> <p>Or</p> <p>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).</p>	Within 3 Months
				

<p>F-26</p>	<p>Fire Rated Construction</p>	<p>An atrium has been constructed between the Basement and Ground floors due to a non-separated ramp connection and solar panel above, which doesn't meet Section 3.7 of the RSC Technical Guideline (Standard).</p> <p>Location(s): Production building.</p>	<p>Atrium shall be constructed in accordance with section 3.7 of the RSC Technical Guideline (Standard).</p> <p>Alternatively, relocate the solar panel from the area and ensure the area is open & not creating any connection between ground & basement floor.</p>	<p>Within 3 Months</p>
				

F-27	Fire Rated Construction	<p>The fire pump room is not provided with adequate fire separation.</p> <p>Location(s): Basement, Production 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>	Within 3 Months
		 <p>17/12/2025 2:17 pm</p>	 <p>17/12/2025 2:18 pm</p>	

<p>F-28</p>	<p>Fire Rated Construction</p>	<p>Rooms used for storage of combustible materials are not separated from the surrounding occupancies (Utility & Fire Pump).</p> <p>Location(s): Basement, 2nd floor, Production building.</p>	<p>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).</p>	<p>Within 3 Months</p>
 <p>17/12/2025</p>		 <p>17/12/2025 2:37 pm</p>		

<p>F-29</p>	<p>Fire Rated Construction</p>	<p>Areas used for in-process storage of combustible materials are open to the surrounding occupancy.</p> <p>Location(s): 2nd floor, Production building.</p>	<p>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.</p>	<p>Within 3 Months</p>
				

<p>F-30</p>	<p>Fire Rated Construction</p>	<p>Storages were found underneath the cutting tables.</p> <p>Location(s): 2nd floor, Production building.</p>	<p>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.</p>	<p>Within 3 Months</p>
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<p>F-31</p>	<p>Fire Rated Construction</p>	<p>Penetrations through floor/ceiling assemblies are found unsealed due to BBT & cable tray passing, floor punch for metal pipes, floor punch for construction purposes, etc.</p> <p>Location(s): All floors, Production building.</p>	<p>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)</p> <p>Or,</p> <p>Provide a minimum 2-hour fire-rated shaft to separate the penetration from each floor if required.</p>	<p>Within 3 Months</p>
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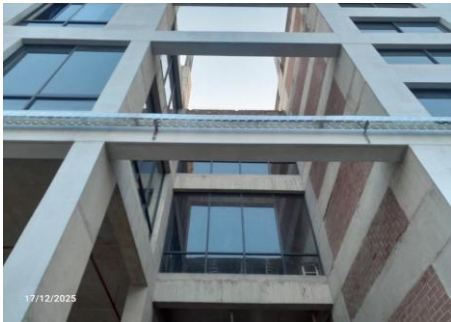
<p>F-32</p>	<p>Fire Rated Construction</p>	<p>Penetrations through floor/ceiling assemblies are found unsealed due to plastic pipes in the toilet and floor areas.</p> <p>Location(s): All floors, Production building.</p>	<p>Seal all penetrations and openings in floor/ceiling assemblies by a listed through-penetration 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)</p> <p>Or,</p> <p>Provide a minimum 2-hour fire-rated shaft to separate the penetration from each floor if required.</p>	<p>Within 3 Months</p>
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F-33	Fire Rated Construction	<p>Chemical storage area is not separated from the production area & ETP due to penetrations and unprotected openings for ventilation.</p> <p>Location(s): Ground floor, Production building.</p>	<p>Provide a 4-hour fire-rated construction barrier to separate the chemical store from the surrounding occupancy. The 4-hour fire-resistive separation shall have no openings/ no unprotected openings therein and shall provide a fire resistance for at least four hours.</p> <p>Chemical stores shall comply with BNBC 2020, Part 3, Section 2.14 or, Ensure exempt amounts of chemicals as per Table 3.2.5 (BNBC 2020) with a nearby resemble occupancy group. Provide fire separation if required.</p>	Within 3 Months

F-34	Fire Rated Construction	<p>Dining (E4 occupancy) area is not separated from the production (G2 occupancy) with fire-rated assemblies.</p> <p>Location(s): 1st floor, Production building.</p>	<p>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.</p> <p>Provide required exits that lead directly to the street or exit stairwell, or leading to a corridor or open space.</p>	Within 3 Months
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F-35	Fire Rated Construction	<p>Unprotected openings in the exterior wall on two consecutive floors lying within 1.5 m, and the vertical spread of fire is not restricted.</p> <p>Location(s): Production building.</p>	<p>Provide flame barriers similar to sunshades or cornices, or projected wall at least 750 mm from the external face of the exterior wall.</p> <p>The flame barrier shall have a fire resistance rating of not less than three-fourths hour.</p> <p>For Interim Building, BNBC 2006, Part III chapter 3 clause 3.1.7.2.</p>	Within 6 Months
				

F-36	Fire Rated Construction	<p>The required fire separation distance for the Production Building does not comply with the requirements of BNBC 2006.</p> <p>Location(s): North side, Production building.</p>	<p>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.</p>	Within 6 Months
				



F-37	Fire Alarm & Detection System (FADS)	<p>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).</p> <p>Location(s): Production Building.</p>	<p>Submit the fire alarm and detection system design to RSC for review.</p> <p>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.</p> <p>After installation the owner shall conduct internal testing and commissioning and then contact the RSC for witness of final acceptance testing.</p>	Design within 2 months and modification/ installation with 4 months
				
F-38	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

F-39	Fire Suppression System (SUPS)	<p>Sprinkler system is not mandatory for the building based on height and type of construction, but the system is installed for the building along with standpipe system in lieu of automatic detection system. Both the system requires detailed review to confirm compliance with NFPA 13, 14, 20, 22, 24 and RSC Technical Guidelines (Standard).</p> <p>Location(s): Production Building.</p>	<p>Submit the sprinkler system drawing to RSC for review. Once the design is reviewed, install and modify the sprinkler/standpipe system throughout the building in accordance with review comment, RSC Technical guideline (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.</p> <p>(Provide automatic sprinkler protection along with class-I standpipe system throughout the building in accordance with NFPA 13, 14, 20 and 22. Submit design to RSC for review prior installation.)</p>	<p>Design within 2 months and modification/ installation with 4 months</p>
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<p>F-40</p>	<p>Fire Suppression System (SUPS)</p>	<p>Fire pump is under installation, and it requires a detailed review to confirm compliance with NFPA 20 and RSC Technical Guidelines (Standard)¹ V1.0.</p> <p>Location(s): All Buildings.</p>	<p>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.</p>	<p>Design within 2 months and modification/ installation with 4 months</p>
				

F-41	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance of the standpipe system, sprinkler system & fire pump are not in accordance with NFPA 25. Location(s): All Buildings.	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
F-42	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10. Location(s): Production 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-43	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): Production 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-44	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-45	Fire Suppression System (SUPS)	Fire extinguishers were found at several areas but placed on floors. Location(s): All Buildings.	The bottom of the fire extinguisher and the floor be less than 4 in.(102 mm).As per NFPA 10 section 6.1.3.8.3.	Within 1 Month
<div style="display: flex; justify-content: space-around;">   </div>				



F-46	Fire Suppression System (SUPS)	<p>Portable fire extinguishers are not installed throughout all facilities.</p> <p>Location(s): All Buildings.</p>	<p>Install fire extinguishers at locations and heights in accordance with section 5.6 of RSC Technical Guideline (Standard).</p>	<p>Within 1 Month</p>
<div style="text-align: center;">  </div>				

Table-2: Utility Building & Others.

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-47	Means of Egress	<p>The exit stairs are not separated from [work areas, other spaces] on each floor by fire-rated construction.</p> <p>Location(s): Utility Building.</p> <p>Non-Compliance: Fire doors were forcefully opened with external objects, fire doors were not properly functional, openings with floors, penetrations, Separation from diesel storage, etc.</p>	<p>The exit stair enclosure shall be provided with a minimum of 2- hr. fire resistance rating with 90 minutes of opening protection.</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 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> <p>Ensure that the listing labels are clearly visible for the installed fire doors.</p>	Within 3 Months


<p>F-48</p>	<p>Means of Egress</p>	<p>Fire evacuation maps is not posted at the entrance of all exit stair.</p> <p>Location(s): All floors, Utility Building.</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>	<p>Within 1 Month</p>


F-49	Means of Egress	<p>Unprotected opening within 10 ft horizontal distance from the discharge point where the elevation of the unprotected opening is less than 10 ft.</p> <p>Location(s): West stair, Utility Building.</p>	<p>Protect unprotected openings within 10 ft horizontal distance from the discharge point where the elevation of the unprotected opening is less than 10 ft.</p> <p>Fire-separation rating shall not be less than the rating of the exit stair enclosure.</p>	Within 3 Months
				



F-50	Means of Egress	<p>The exterior of the north-west exit stair is enclosed by non-rated walls or unprotected openings, which are exposed to other parts of the building at an angle of less than 180 degrees (3.14 rad).</p> <p>Location(s): All floors, West stair; Utility Building.</p>	<p>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. in accordance with section 6.3.1.3 of RSC Technical Guidelines (Standard)¹ V1.0. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than ¾ hr.</p>	Within 3 Months
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F-51	Means of Egress	<p>Building does not have updated occupant load & stair designation signs at required locations on all floors.</p> <p>Location(s): All floors (Utility Building).</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> <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
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F-52	Means of Egress	<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 floors (Utility Building).</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>	Within 3 Months
				

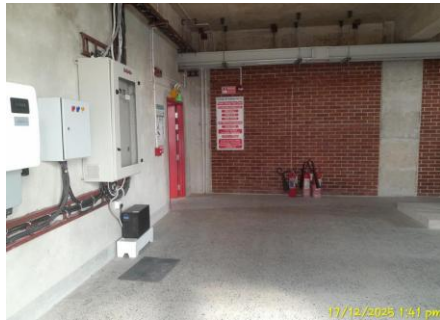
F-53	Means of Egress	<p>A single means of exit has been provided for some portions and floors of the multi-storied interim building.</p> <p>Location(s): West Part (all floors) and 2nd floor & 3rd floor of Utility Building.</p>	<p>The number of means of egress from any floor, story or portion thereof 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-54	Means of Egress	<p>Electrical panels & pumps were located in the exit stair enclosure.</p> <p>Location(s): N-E, S-E Stair, Utility Building.</p>	<p>Remove and relocate all Electrical appliances & Pumps 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) V1.0.</p>	Within 3 Months
<div style="display: flex; justify-content: space-around;">   </div>				

F-55	Means of Egress	<p>Exit stair(s) terminate the occupants inside the building, which does not comply with section 6.17 of RSC Technical Guidelines (Standard)¹ V1.0.</p> <p>Location(s): West Stair (due to inaccessibility towards the discharge path); Utility Building.</p>	<p>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.</p>	<p>Within 3 Months</p>
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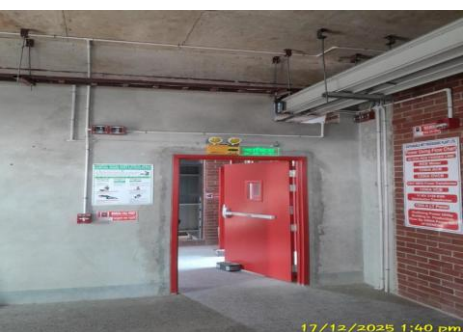




F-56	Means of Egress	<p>Aisles were found missing in several locations throughout the building.</p> <p>Location(s): All floors, Utility Building.</p>	<p>Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.</p>	<p>Within 3 Months</p>
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F-57	Means of Egress	<p>Unsealed penetrations and openings are located in exit stair enclosures. Electrical cable/ BBT raceway passing through the exit enclosure.</p> <p>Location(s): West stair, Utility Building.</p>	<p>No other penetration into and through the exit enclosure except for fire alarm equipment electrical raceway, required exit doors, sprinkler piping, standpipes, and electrical conduit serving the exit enclosure is permitted in accordance with section 6.14.4 of RSC Technical Guidelines (Standard)¹ V1.0. So, relocate the electrical wires/raceways to somewhere else avoiding the exit enclosure, and seal the created unprotected openings with a minimum of 1.5 hours listed/certified fire-rated materials. Installation shall be as per manufacturer published installation guideline and the certification authority guideline to ensure the fire-rating. Or seal the penetration by 2-hr masonry construction.</p>	Within 3 Months
<div style="display: flex; justify-content: space-around;">   </div>				

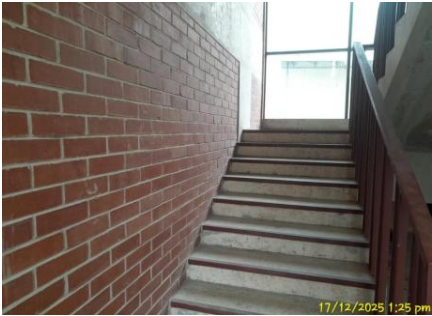

F-58	Means of Egress	<p>Storage areas, transformer rooms, generator rooms, and boiler rooms, etc., discharge directly into the exit stair enclosure.</p> <p>Location(s): All floors; Utility Building.</p>	<p>Openings from exit enclosure to Storage areas, transformer rooms, generator rooms, boiler rooms, and similar normally unoccupied spaces shall be provided with a vestibule with fire-rated construction and openings in accordance with section 6.14.3 of RSC Technical Guidelines (Standard) 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, generator, sub-station room 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.</p>	Within 3 Months
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F-59	Means of Egress	<p>Stair clear width was found less than 60 in.</p> <p>Location(s): Both stairs; Utility Building.</p>	<p>Stairs shall have a minimum clear width of 60 in. for all industrial occupancies as per RSC Technical Guideline (Standard) section of 6.5.6.</p>	<p>Within 3 Months</p>
				

F-60	Means of Egress	<p>Exit signage is not illuminated during testing (burned out, broken, etc.).</p> <p>Location(s): 1st floor, 2nd floor; Utility Building.</p>	<p>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.</p>	<p>Within 1 Month</p>
				

F-61	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, Utility 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) V1.0 Section 6.11.3.</p>	<p>Within 1 Month</p>
				

F-62	Means of Egress	<p>Handrails are not provided on both sides of each exit stair on all floors. Having handrails on one side of said staircase may pose as a falling hazard during evacuation.</p> <p>Provided handrail height was not as per standard (42 inches available).</p> <p>Location(s): All stairs, Utility 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>	Within 1 Month
				


F-63	Means of Egress	<p>Guardrail is not as per the standard. No guardrail has been provided on the 2nd floor, maintenance store.</p> <p>Location(s): Utility 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. 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 shall construct in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12.</p>	Within 3 Months
<div style="display: flex; justify-content: space-around;">   </div>				

F-64	Means of Egress	<p>Provided Parapets doesn't meet the minimum height on the occupiable roof.</p> <p>Location(s): Utility 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>
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F-65	Means of Egress	<p>Uneven and inaccessible path of travel was observed in the exit discharge path due to construction purposes.</p> <p>Location(s): West exit, Utility Building.</p>	<p>Remove unnecessary items and level the exit path to the public way.</p> <p>Means of egress shall be maintained continuously free and clear of all obstructions.</p>	Within 3 Months
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F-66	Fire Rated Construction	<p>It was observed that the 2nd floor (claimed as mezzanine floor, which is more than one-third of the 1st floor) is not separated from the 1st floor by fire-rated construction.</p> <p>Location(s): Utility Building.</p>	<p>Separate each floors by fire rated construction as per BNBC-2006, Part-3, chapter-3 and Tables 3.3.1 (a). 3-hr fire rated separation is required from claimed mezzanine floor (actually 2nd floor) to 1st floor other surroundings as well as separation is needed at required number of exit stairs. Or, Maintain 2nd floor mezzanine area as per BNBC 2006, Part III, Chapter 1.</p>	Within 3 Months
				



F-67	Fire Rated Construction	<p>Liquefied and compressed gas cylinders were located within the factory outside the utility building.</p> <p>Location(s): North of Utility Building.</p>	<p>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.</p> <p>Or,</p> <p>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.</p>	Within 3 Months
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F-68	Fire Rated Construction	<p>Compressor room is not properly separated by fire-rated construction from the mechanical store due to penetration.</p> <p>Location(s): 3rd floor, Utility Building.</p>	<p>Compressor room 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.</p> <p>Or</p> <p>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) .</p>	Within 3 Months
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F-69	Fire Rated Construction	<p>Penetrations through floor/ceiling assemblies are found unsealed due to BBT & cable tray passing, floor punch for metal pipes, floor punch for construction purposes, etc.</p> <p>Location(s): All floors, Utility Building.</p>	<p>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)</p> <p>Or,</p> <p>Provide a minimum 2-hour fire-rated shaft to separate the penetration from each floor if required.</p>	Within 3 Months
		 <p>17/12/2025 1:41 pm</p>	 <p>17/12/2025 1:52 pm</p>	

<p>F-70</p>	<p>Fire Rated Construction</p>	<p>Penetrations through floor/ceiling assemblies are found unsealed due to plastic pipes in the floor areas.</p> <p>Location(s): All floors, Utility Building.</p>	<p>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)</p> <p>Or,</p> <p>Provide a minimum 2-hour fire-rated shaft to separate the penetration from each floor if required.</p>	<p>Within 3 Months</p>
				

<p>F-71</p>	<p>Fire Rated Construction</p>	<p>Unprotected openings in the exterior wall on two consecutive floors lying within 1.5 m, and the vertical spread of fire is not restricted.</p> <p>Location(s): Utility Building.</p>	<p>Provide flame barriers similar to sunshades or cornices, or projected wall at least 750 mm from the external face of the exterior wall.</p> <p>The flame barrier shall have a fire resistance rating of not less than three-fourths hour.</p> <p>For Interim Building, BNBC 2006, Part III chapter 3 clause 3.1.7.2.</p>	<p>Within 6 Months</p>
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<p>F-72</p>	<p>Fire Rated Construction</p>	<p>Jhute Boiler is not properly separated from the surrounding areas by fire-rated construction.</p> <p>Location(s): Jhute Boiler.</p>	<p>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.</p> <p>Or</p> <p>Relocate it to exterior of the building and maintain a minimum 3m (10 ft.) spatial separation distance from the adjacent buildings and properties. Boiler room separation shall meet section 3.4.2.1.2 of RSC Technical Guideline (Standard) .</p>	<p>Within 3 Months</p>
				

F-73	Fire Alarm & Detection System (FADS)	<p>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).</p> <p>Location(s): Utility Building.</p>	<p>Submit the fire alarm and detection system design to RSC for review.</p> <p>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.</p> <p>After installation the owner shall conduct internal testing and commissioning and then contact the RSC for witness of final acceptance testing.</p>	Design within 2 months and modification/ installation with 4 months
<div style="display: flex; justify-content: space-around;">   </div>				
F-74	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

<p>F-75</p>	<p>Fire Suppression System (SUPS)</p>	<p>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).</p> <p>Location(s): Utility Building.</p>	<p>Submit the standpipe system drawing to RSC for review.</p> <p>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.</p> <p>After installation the owner shall contact the RSC for witness of conducting the final acceptance testing of the standpipe system.</p>	<p>Design within 2 months and modification/ installation with 4 months</p>
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F-76	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10. Location(s): Utility 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-77	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): Utility 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