

INITIAL FIRE SAFETY INSPECTION REPORT

Habitus Fashion Ltd. (Extension 2)

RSC ID: 26547

Geographical Coordinates: 24°05'14.3"N 90°22'59.1"E

Address: Gajariapara, Bhawal Mirzapur, Gazipur Sadar, Gazipur 1703

Other Factories: Habitus Fashion Ltd. (ID: 11866)

Habitus Fashion Limited- Extension Building (ID: 25532)



Inspected By: Al-Shahriar Shovon

Date: 24-December-2025

Fire Safety Inspection Report

Habitus Fashion Ltd. (Extension 2)

Introduction:

RSC ID: 26547

Habitus Fashion Ltd. (Extension 2) complex was surveyed for fire safety on **24-December-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-26547. The building details are as below:						
SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	Warehouse Shed	April-2014 to February-2016	Approved on 27-June-2013 (Gazipur City Corporation) Note: 15-December-2021 (DIFE)	Habitus Fashion Ltd. has been occupying and using this structure since January 2025; previously, the structure was occupied by Fortis Group.	Single-storey pre-fabricated steel structure	Interim
2	Fire Command Room	December-2014 to February-2015	Approved on 27-June-2013 (Gazipur City Corporation) Note: 15-December-2021 (DIFE)	Habitus Fashion Ltd. has been occupying and using this structure since January 2025; previously, the structure was occupied by Fortis Group.	Single-storey RCC structure	Interim
3	Diesel & Wastage Store Shed	November-2014 to March-2015	Approved on 27-June-2013 (Gazipur City Corporation) Note: 15-December-2021 (DIFE)	Habitus Fashion Ltd. has been occupying and using this structure since December 2021; previously, the structure was occupied by Fortis Group.	Single-storey pre-fabricated steel structure	Interim

Factory Address: Gajariapara, Bhawal Mirzapur, Gazipur Sadar, Gazipur 1703

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	Sliding type doors has been provided along means of egress [building exit]. Location: North Exit of Warehouse Shed.	Replace all sliding type doors & gates by 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-02	Means of Egress	The egress court [serving east exits] was less than 10 ft wide and was not separated from the building interior and adjacent electrical panels which is not in accordance with section 6.17.2 of RSC Technical Guidelines (Standard)¹ V1.0. Location: East side of Warehouse Shed.	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.	Within 3 Months
				

F-03	Means of Egress	Aisles were found missing / not marked on several locations throughout the building. Location: Warehouse Shed.	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 Month
 December 24, 2025 13:12				
F-04	Means of Egress	The door swings outward directly over the stair without an adequate landing, creating a potential fall hazard during egress. Location: South-west (S-W) and North-west (N-W) Exits of Warehouse Shed.	A landing shall be provided on both sides of doors used in the means of egress to facilitate uninterrupted egress of occupants. Door shall not swing out over stairs. Landings with same width as the stair clear width shall be provided at each level and at intermediate landings.	Within 3 Months

				
F-05	Means of Egress	Walking surface were found uneven. Location: East & West sides of Warehouse Shed.	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-06	Means of Egress	Building did not have occupant load signs at all required locations. Location: All buildings and sheds.	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 were not provided where direction of the path of travel to an exit has changed. Location: Warehouse Shed.	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 were not anticipated along egress routes. Location: All buildings and sheds.	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
				

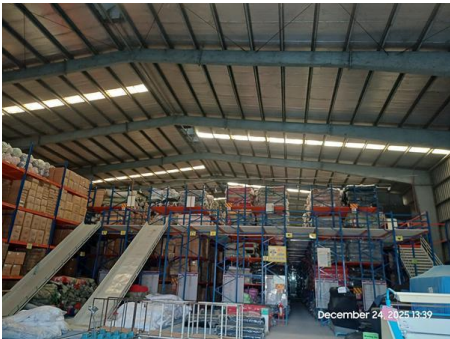
F-09	Means of Egress	The means of egress includes a ramp; however, it's slope did not comply with the applicable standards. Additionally, Both side guard rail were not provided at exit ramp. Location: North Exit of Warehouse Shed.	Ramps used in a means of egress shall not reduce the overall means of egress width. The minimum width shall be 1.1 m (44 in.). New ramps shall not have a running slope greater than 1 in 12 (8 percent). Existing ramps shall not have a running slope greater than 1 in 8 (12.5 percent). Ramps shall be provided with handrails on both sides of the ramp. RSC Technical Guidelines (Standard) V1.0, Section: 6.10	Within 3 Months
				
F-10	Means of Egress	The egress path (landing) along means of egress has obstructed by door leaf. Location: South-Easr Exit.	Modify the door swing/exit arrangement as required. Keep egress paths clear of 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 1 Month



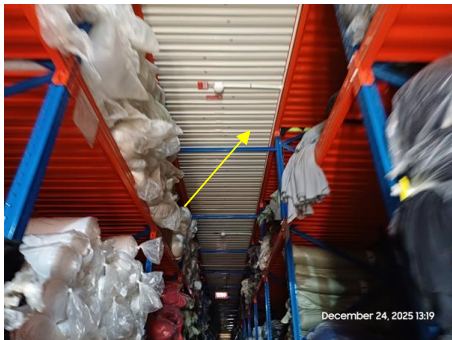
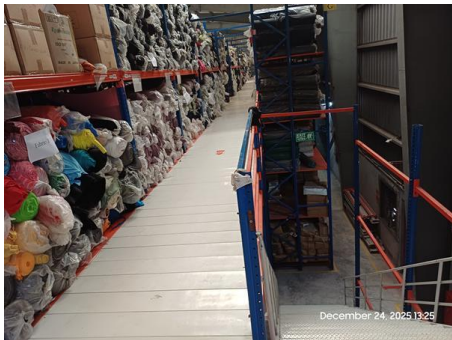
F-11	Fire Rated Construction	Diesel fuel storage were located inside the diesel & wastage store shed without proper fire separation from storage occupancy. Location: Diesel & wastage store shed.	Provide a 4-hour fire-rated construction barrier to separate the diesel fuel storage from the surrounding occupancies / areas. The 4-hour fire-resistive separation shall have no openings / no unprotected openings therein and shall provide a fire resistance for at least four hour. Diesel fuel storage shall comply with BNBC 2006, Part 3, Section 2.13. or, Ensure exempt amounts of flammable liquid/chemical as per Table 3.2.7 (BNBC 2006) with nearly resemble occupancy group. Provide fire separation if required. Additionally, a license must be obtained in accordance with the Petroleum Act for all storage of Class II petroleum greater than 1000 L (264 gal) individually and 2000 L (528 gal) aggregate and storing criteria shall be followed as per the license provided by the Department of Explosives Bangladesh.	Within 3 Months
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F-12	Fire Rated Construction	The main structural element of the interim building is constructed by steel which is non-rated and were found in exposed condition without any fire protection. Note: Warehouse Shed height: Peak= 14.33 m, Edge height= 11.59 m; Average Height=12.96 m Location: Warehouse Shed.	The construction type is unprotected steel construction. As per RSC Technical Guideline and BNBC 2006, The Fire rating of the structure requires to be confirmed as per BNBC 2006. The "Ministry of Housing and Public Works" has issued a resolution based on the recommendations from the House Building Research Institute (HBRI) and the Public Works Department (PWD) to assess structural fire protection requirements of steel buildings (unprotected non-combustible construction type) according to BNBC 2020. The construction type shall confirm to be in accordance with BNBC 2020 Part-3, Table 3.1.7. Ensure fire resistive rated construction following Table 3.3.1 (a) Part 3 Section-3, Table 3.2.2 and Table 3.2.3 Part 3 Section 2 and Table 4.1.1 from BNBC 2020 Part 4 Section 1. Provide design philosophy to determine the construction type as per BNBC 2020. If any construction rating requires, Consult a qualified fire protection engineer to achieve the require fire rating. Submit the design philosophy along with the required documents to the RSC for review the required construction type. Once the design philosophy is reviewed, provide fire ratings of structural members.	Within 6 Months
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F-13	Fire Rated Construction	The required fire separation distance did not comply with the requirements of BNBC 2006. Location: Warehouse Shed.	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-14	Fire Rated Construction	The required fire separation distance did not comply with the requirements of BNBC 2006. Location: Diesel & Wastage store shed.	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-15	Fire Rated Construction	A catwalk (deck) has been constructed on the high-rack storage, and the area of the intermediate deck creates a separate floor, as the size of the deck exceeds 33% of the total floor area, requiring fire-rated separation. Location: Warehouse Shed.	Remove the catwalk of the intermediate deck. Or , The floor must adhere to the RSC building standards and BNBC 2006 regulations regarding fire rated construction and egress features.	Within 6 Months

 				
F-16	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 buildings and sheds.	Submit the fire alarm and detection system design to the 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 within 4 months
				

F-17	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-18	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.	Within 1 Month
F-19	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