

INITIAL FIRE SAFETY INSPECTION REPORT

Croydon Kowloon Designs Ltd (Unit 2)

RSC ID: 26568

Geographical Coordinates: 23.9528801023297, 90.26492814955593

Address: 136-139 (Old Zone), Ganakbari, Ashulia, Savar, Dhaka-1349

Other Factories: None



Inspected By: Md. Anisuzzaman & Md. Kawsar Rubaiat

Date: 03-December-2025

Fire Safety Inspection Report

Croydon Kowloon Designs Ltd (Unit 2)

Introduction:

Croydon Kowloon Designs Ltd (Unit 2) complex was surveyed for fire safety on **03-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 2 structures covered under this RSC ID-26568. The buildings are as below:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	Production Building: B+G+M+6 Storied Building (Proposed B+G+M+7) Total Floor Area: 4,66,800 Sq. ft Proposed: 5,25,878 Sq. ft	May-2024 to Nov-2025 (Up to B+G+6)	Approved by BEPZA, DEPZ on 03-Apr-2024	Mar-2025 (up to G+3)	RCC	New Building
2	Utility Building: G+7 Storied Building (Proposed G+9) Total Floor Area: 68,226 Sq. ft Proposed: 1,46,175 Sq. ft	May-2024 to Nov-2025 (Up to G+7)		Mar-2025 (up to G+4)	RCC	New Building

Factory Address: 136-139 (Old Zone), Ganakbari, Ashulia, Savar, Dhaka-1349

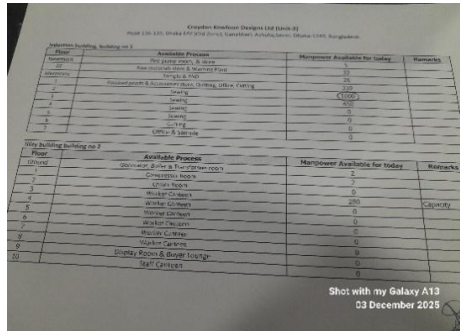
Findings & Recommendations :

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	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction. Location(s): All floors (Production Building). Non-Compliance reason: 1. Unprotected opening from 4th floor to 6th floors 2. Fire door non-functionality, 3. Fire door gap below more than 19 mm 4. Certificate of installed fire doors are not available for verification.	The exit stair enclosure shall be provided with a minimum of 2- hr. fire resistance rating for buildings 4 or more 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	Aisles were found missing in several locations throughout the building. Location(s): Basement, GF, 3rd floor, etc. (Production Building).	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 Month
				

F-03	Means of Egress	Fire evacuation maps is not posted at the entrance of all exit stair. Location(s): All floors (Production 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. .3.	Within 1 Month
F-04	Means of Egress	Occupant load in a single effective undivided space has exceeded 600 in the New Building. Location(s): Production Building Available occupant load: 2nd floor=1000 & 3rd floor=650	Occupant load in a single effective undivided space shall not exceed 600 in New Building as per article 5.9.2, Chapter 5, Part IV BNBC 2020.	Within 3 Months
 				

F-05	Means of Egress	Exit stairs serve more than 5 stories and do not have the required re-entry provisions on all floors. Location(s): Production 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-06	Means of Egress	Building does not have occupant load signs at required locations on all floors. Location(s): All floors (Production 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-07	Means of Egress	Handrails are not provided on both sides of each exit ramp on the GF, Chemical Store. Location: Production Building.	Provide handrails on both sides of the exit stair. New handrails shall have a minimum height of 865 mm (34 in.) and a maximum height of 965 mm (38 in.) as measured from the leading edge of the tread. Intermediate handrails shall be provided when the stair width exceeds 2.2 m (87 in.). Open guards shall have intermediate rails or pattern such that a sphere 200 mm (8 in.) in diameter cannot pass through any opening up to a height of 865 mm (34 in.). Handrail shall be constructed in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12.	Within 3 Months
				
F-08	Means of Egress	Parapets or guards are not provide in occupiable roof (as per current condition) Location: Production Building.	Provide parapets or guards with a minimum height of 1067mm (42 inch.) in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12.	Within 3 Months

F-09	Means of Egress	Storage areas on basements floor discharges directly into the exit stair enclosure. Location(s): Basement floors, Production Building.	Openings from exit enclosure to Storage areas/ basements/ 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)¹ V1.0. Provide a min 1-hr fire rated door on the exit stair side and a 1.5 hr./1-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 length 1.8m.	Within 3 Months
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F-10	Means of Egress	The exterior exit stair is not separated from the building interior due to unprotected openings & plastic pipe penetrations. Location: Ground floor, North side, Production Building.	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 2 hr. in accordance with section 6.3.1.3 of RSC Technical Guidelines (Standard)¹ V1.0. 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 the manufacturer's published installation guidelines and the certification authority guidelines to ensure the fire-rating. Or seal the penetration by 2-hr masonry construction.	Within 3 Months
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F-11	Means of Egress	Building does not have stair/floor level designation signs at the required locations on all floors. Location: Production 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-12	Means of Egress	Directional signs are not provided where direction of the path of travel to an exit has changed. Location(s): All floors (Production 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-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 (Production 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	A single means of exit has been provided on the ground floor, in the chemical store and store on basement floor Location(s): Production Building.	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. 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	Within 3 Months
				

F-15	Means of Egress	Common path of egress travel exceeds 8 m for Group J (high hazard). Location(s): GF, Chemical Store Production Building. Available Common Path: 20 m approx.	Reconfigure the egress arrangement to reduce the maximum common path of travel to not more than 8 m. 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). Section 6.13.2 of RSC Technical Guidelines (Standard) shall meet.	Within 3 Months
				

F-16	Means of Egress	Exit ramp slope ratios are not maintained as per the standard. Location(s): GF, Chemical Store exit. N-E Stair Ramp (Production Building).	New ramps shall not have a running slope greater than 1 in 12 (8 percent) as per RSC Technical Guidelines (Standard)¹ V1.0 Section 6.10.2.	Within 3 Months
 				

F-17	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): Production 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-18	Means of Egress	Handrails are not provided on both sides of each exit stair on all floors. Having handrails on one side of said staircase may pose a falling hazard during evacuation. Location(s): Production Building.	Provide handrails on both sides of the exit stair. New handrails shall have a minimum height of 865 mm (34 in.) and a maximum height of 965 mm (38 in.) as measured from the leading edge of the tread. Intermediate handrails shall be provided when the stair width exceeds 2.2 m (87 in.). Open guards shall have intermediate rails or pattern such that a sphere 200 mm (8 in.) in diameter cannot pass through any opening up to a height of 865 mm (34 in.). Handrail shall construct in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12. .	Within 3 Months
				

F-19	Means of Egress	Uneven path of travel was observed in the exit discharge path due to construction purposes. Location(s): N-M Stair exit, S-W, N-W side exit discharge path Production Building.	Remove unnecessary items and level the exit path to the public way. Means of egress shall be maintained continuously free and clear of all obstructions.	Within 3 Months
  				

F-20	Means of Egress	Exit sign not provided at exit. Location(s): 3rd floor to 6th floors (Production 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 3 Months
				

F-21	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancy/areas due to non-functional fire doors Location(s): Basement, GF, 1st, & 2nd floors, etc. (Production Building). Non-Compliance: 1. Unprotected opening 2. Non-functional fire doors.	Rooms used for storage of combustible materials shall be separated from the surrounding occupancy with a minimum 1 hour construction in accordance with section 3.4.2.1.5 of RSC Technical Guideline (Standard).	Within 3 Months
				

F-22	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location(s): Several floors Production 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-23	Fire Rated Construction	Storages were found underneath the cutting tables. Location(s): 1st F (Production 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
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F-24	Fire Rated Construction	Fire pump room was not directly accessible from the outside or not provided with an enclosed passageway. Location(s): Basement (Production Building).	Provide direct access from the outside or provide a 2-hr enclosed passageway from an enclosed stairway or exterior exit.	Within 3 Months
				

F-25	Fire Rated Construction	Bus bar penetrations through floor/ceiling assemblies are found unsealed due to installed fire door non-functionality and unseal penetrations. Location(s): All floors (Production 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 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 for installed fire doors & accessories on-site for verification.	Within 3 Months
				
				

F-26	Fire Rated Construction	Plastic pipe penetrations through floor/ceiling assemblies are found unsealed Location(s): All floors (Production 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 for installed fire doors & accessories on-site for verification.	Within 3 Months
 				

F-27	Fire Rated Construction	The fire pump room is not provided with adequate fire separation. Location: Basement floor, Production Building Non-compliance reason: 1.Non-functional installed fire doors 2. Certificate of installed fire doors are not available on site for verification.	Provide fire pump room with 2 hr. rated fire separation when building is not fully sprinklered and 1 hr. rated fire separation when the building is provided with automatic sprinklers in accordance with NFPA 13. Or, Physically separate the pump room from the protected building by a minimum of 50 ft. (15.3 m) in accordance with NFPA 20.	Within 3 Months
				

F-28	Fire Rated Construction	The main structural element of the connecting bridge is constructed of steel, which is non-rated and was found in exposed condition without any fire protection. Location(s): Between Production & Utility Building.	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 is required, consult a qualified fire protection engineer to achieve the required fire rating. Submit the design philosophy along with the required documents to RSC for review of the required construction type. Once the design philosophy is reviewed, provide fire ratings of structural members.	Within 3 Months
				

F-29	Fire Rated Construction	A connecting corridor (enclosed) has been constructed between two buildings, which is also functioning as a horizontal exit for the utility building. However, fire/smoke propagation between buildings is not restricted. Location(s): South side (Production Building).	Separate the buildings with a minimum 2-hour fire-rated construction on both sides of the connecting corridor. Opening protection extending up to 10 feet beyond the connecting corridor shall meet section 4.6 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 3 Months
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F-30	Fire Rated Construction	The required fire separation distance for the Production building does not comply with the requirements of BNBC 2020. Location(s): South side , Production Building.	The exterior walls shall have a fire resistance and opening protection as specified in BNBC 2020 Part 3 Table 3.2.2 & 3.2.3 and BNBC 2020 Part 3 Section 2.4.1.3.	Within 6 Months
				

F-31	Fire Rated Construction	Liquefied or compressed gas cylinders (for hot work purposes) were located on the basement floor of the factory without adequate fire separation. Location: Production Building.	Remove the liquefied or compressed flammable gas cylinders. The storage or use of liquefied or compressed flammable gas (LPG/CNG) cylinders within the factory building as per section 3.4.2.1.11 of RSC Technical Guidelines (Standard)¹ V1.0. Or, Factory shall follow the requirements RSC Published "SUPPLEMENTARY PAPER ON TECHNICAL GUIDANCE NOTE FOR USE OF LIQUIFIED OR COMPRESSED FLAMMABLE GAS IN FACTORY PREMISES" to use or store liquefied or compressed flammable gas cylinders in the factory premises.	Within 3 Months
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F-32	Fire Rated Construction	An atrium has been constructed (due to constructed steel roof over the buildings) for two or more stories, other than enclosed stairways, elevators, plumbing, electrical, mechanical, or other equipment, which doesn't meet section 3.7 of RSC Technical Guideline (Standard). Location: Between Production & Utility Building.	Atrium shall be constructed in accordance with section 3.7 of the RSC Technical Guideline (Standard). Alternatively, remove the roof over the buildings.	Within 3 Months
				

F-33	Fire Alarm & Detection System (FADS)	The factory has installed sprinkler based detection system in the main production building. 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(s): Production Building.	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 Month and modification/ installation with 4 Months
				
F-34	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-35	Fire Suppression System (SUPS)	Sprinkler system is not mandatory for the building based on height and type of construction at present condition, 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). Location(s): Production Building.	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. (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.)	Design within 2 Month and modification/ installation with 4 Months
				

F-36	Fire Suppression System (SUPS)	Fire pump installation requires detailed review to confirm compliance with NFPA 20 and RSC Technical Guidelines (Standard)¹ V1.0. Location(s): All Buildings.	Submit as-built drawings, testing records, equipment certification and other relevant documentation to the RSC for review and approval. 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.	Design within 2 Month and modification/ installation with 4 Months
				
				

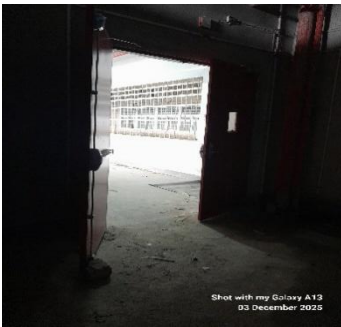
F-37	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance of the standpipe system, sprinkler system & fire pump are not in accordance with NFPA 25.	Inspect, test and maintain the standpipe system, sprinkler system & fire pump and keep written records on-site, in accordance with NFPA 25 and RSC Technical Guidelines (Standard) ¹ V1.0.	Within 1 Month after installation
F-38	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance of portable fire extinguishers is not in accordance with NFPA 10. Location(s): All Buildings.	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-39	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-40	Fire Suppression System (SUPS)	Portable fire extinguishers are not installed throughout all facilities. Location: 3rd floor to 6th floors, Production Building.	Install fire extinguishers at locations and heights in accordance with section 5.6 of RSC Technical Guideline (Standard) . Extinguishers shall be placed so that maximum travel distance to the nearest unit shall not exceed 30 m (100 ft).	Within 1 Month
F-41	Fire Suppression System (SUPS)	Fire extinguishers were found at several areas but placed on floors. Location: Basement , GF & 1st Floor, Production Building.	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
				

F-42	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-43	Inspection, Testing & Maintenance (Fire)	Hot-work permit program is not established yet, although it is required. However, hot-work is not going on in the factory right now during inspection.	Develop a hot-work permit program. The program must comply with the requirements of NFPA 51B. In general, this program should address the process of request and approval of authorities, necessary checks prior approval, standby fire watch and fire fighting equipment, sounding of alarm procedure, duration and expiry of permit and re- approval procedures, etc.	Within 1 Month
F-44	Inspection, Testing & Maintenance (Fire)	Fire drills are not conducted according to section 13.2 of RSC Technical Guidelines (Standard) ¹ V1.0.	Fire drills shall be conducted according to section 13.2 of RSC Technical Guidelines (Standard) ¹ V1.0. Fire drills shall be conducted on a monthly basis as outlined in BNBC 2020 Part 4 Appendix A.	Within 1 Month

Table-2: Utility Building

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-45	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction. Location(s): All floors (Utility Building). Non-Compliance reason: 1. Unprotected opening from 4th floor to 6th floors 2. Fire door non-functionality, 3. fire door gap below more than 19 mm 4. Certificate of installed fire doors are not available for verification.	The exit stair enclosure shall be provided with a minimum of 2-hr. fire resistance rating for buildings 4 or more 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-46	Means of Egress	Aisles were found missing in several locations throughout the building. Location(s): All floors (Utility Building).	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 Month



F-47	Means of Egress	Fire evacuation maps is not posted at the entrance of all exit stair. Location(s): All floors (Utility 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
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F-48	Means of Egress	A single means of exit has been provided for the multi-storied building due to ongoing construction works. Location: 2nd & 5th to 8th floors, Utility Building.	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)-6.6.2. A single means of egress is permitted by RSC Technical Guideline (Standard)-6.6.5 or where a greater number is required by RSC Technical Guideline (Standard)-6.6.3. Other than single exit permitted by RSC Technical Guideline (Standard), floors shall be kept completely out of bounds for operational activity and remain unused until second exit is ensured.	Within 3 Months
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F-49	Means of Egress	Parapets or guards are not provided on the occupiable roof (as per current condition). Location: Utility Building.	Provide parapets or guards with a minimum height of 1067mm (42 inch.) in accordance with RSC Technical Guidelines (Standard) ¹ V1.0 Section 6.12.	Within 3 Months
F-50	Means of Egress	Exit stairs serve more than 5 stories and do not have the required re-entry provisions on all floors. Location(s): All floors (Utility 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-51	Means of Egress	Building does not have updated occupant load signs at required locations on all floors. Location(s): All floors (Utility 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-52	Means of Egress	Directional signs are not provided where direction of the path of travel to an exit has changed. Location(s): All floors (Utility 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-53	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 (Utility 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-54	Means of Egress	Handrails are not provided on both sides of each exit stair on all floors. Having handrails on one side of said staircase may pose a falling hazard during evacuation. Location(s): All floors (Utility Building).	Provide handrails on both sides of the exit stair. New handrails shall have a minimum height of 865 mm (34 in.) and a maximum height of 965 mm (38 in.) as measured from the leading edge of the tread. Intermediate handrails shall be provided when the stair width exceeds 2.2 m (87 in.). Open guards shall have intermediate rails or pattern such that a sphere 200 mm (8 in.) in diameter cannot pass through any opening up to a height of 865 mm (34 in.). Handrail shall construct in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12. .	Within 3 Months
				

F-55	Means of Egress	Structurally stable guards are not provided on the under-construction floor. Location: 6th floor, Utility Building.	Structurally stable 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. New and interim: Guards shall have a minimum height of 1067 mm (42 in.). Open guards shall have intermediate rails or pattern such that a sphere 200 mm (8 in.) in diameter cannot pass through any opening up to a height of 865 mm (34 in.). Guard/Handrail shall construct in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12.	Within 1 Month
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F-56	Means of Egress	Exit sign not provided at exit. Location(s): Utility 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 3 Months
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F-57	Means of Egress	Uneven path of travel was observed in the exit discharge path. Location(s): East side exit & west side exit discharge path, Utility Building.	Remove unnecessary items and level the exit path to the public way. Means of egress shall be maintained continuously free and clear of all obstructions.	Within 3 Months
  				

F-58	Means of Egress	Dining Exit (East) terminates the occupants inside the building (through production building), which does not comply with section 6.17 of RSC Technical Guidelines (Standard)¹ V1.0. Location(s): 3rd floor, Utility Building.	Exits shall discharge directly to the exterior of the building unless meeting the requirements of 6.17.2 or 6.17.3 as per RSC Technical Guidelines (Standard)¹ V1.0.	Within 3 Months
 				
F-59	Fire Rated Construction	Building does not have stair/floor level designation signs at required locations on all floors. Location(s): All floors (Utility 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-60	Fire Rated Construction	Boiler is not properly separated from the enclosed passageway by fire-rated construction Location: Ground floor, Utility Building Non-Compliance: Non-function of the installed fire doors & unsealed penetration.	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
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03 December 2025



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03 December 2025

F-61	Fire Rated Construction	Generator equipment is not properly separated from enclosed passageway by fire rated construction Location: Ground floor, Utility Building Non-Compliance: Non-function of the installed fire doors & unseal penetration.	Generator room shall be separated from other occupancies by a minimum 2-hr fire rated construction (wall, floor, slab etc.). Seal all penetrations and openings (door, window etc.) should be protected by 1.5-hr 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. Generator room separation shall meet section 3.4.2.1.2 of RSC Technical Guideline (Standard)	Within 3 Months
				

F-62	Fire Rated Construction	Bus bar/electrical cable riser penetrations through floor/ceiling assemblies are found unsealed. Location(s): Utility building. Non-Compliance: 1. Penetration & opening through horizontal BBT. 2. Installed fire doors non-functional 3. Smoke seals were damaged for installed fire doors. 4. Certificate of installed fire door are not available for verification	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 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 for installed fire doors & accessories on-site for verification.	Within 3 Months
				

F-63	Fire Rated Construction	Plastic plumbing pipe penetrations through floor/ceiling assemblies are found unsealed. Location(s): Utility 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.	Within 3 Months
 03/12/2025 1:18 pm  03/12/2025 1:18 pm				

F-64	Fire Alarm & Detection System (FADS)	The factory has installed sprinkler based detection system. 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(s): Utility Building.	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 Month and modification/ installation with 4 Months
				
F-65	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72. Location(s): Utility Building.	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-66	Fire Suppression System (SUPS)	Sprinkler system is not mandatory for the building based on height and type of construction at present condition, 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). Location(s): Utility Building.	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. (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.)	Design within 2 Month and modification/ installation with 4 Months
 				

F-67	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-68	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): Utility Building.	Inspect, test and maintain the standpipe system, sprinkler system & fire pump and keep written records on-site, in accordance with NFPA 25 and RSC Technical Guidelines (Standard) ¹ V1.0.	Within 1 Month after installation

F-69	Fire Suppression System (SUPS)	Portable fire extinguishers are not installed throughout all facilities. Location: 3rd floor to 8th floors, Utility Building.	Install fire extinguishers at locations and heights in accordance with section 5.6 of RSC Technical Guideline (Standard) . Extinguishers shall be placed so that maximum travel distance to the nearest unit shall not exceed 30 m (100 ft).	Within 1 Month
				
F-70	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