

INITIAL FIRE SAFETY INSPECTION REPORT

Creative Outerwear Ltd.

RSC ID: 26570

GPS Coordinates: 22.250977, 91.826110

Address: Atifa Heights, Air Port Colony Road, 14 No East Patenga, Patenga, Chattogram.

Other Factories: No.



Inspected By: Md. Golam Kibria

Date: 01-March-2026

Fire Safety Inspection Report

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Creative Outerwear Ltd. complex was surveyed for fire safety on **01-Mar-2026** 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.

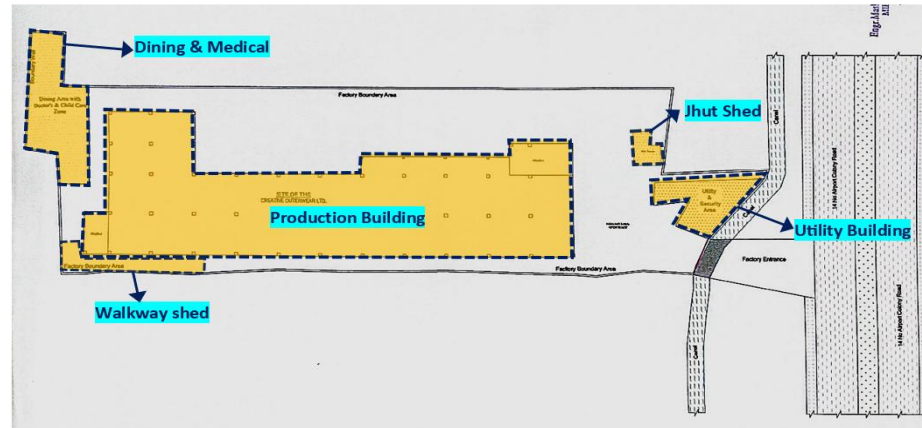
Limitations

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.

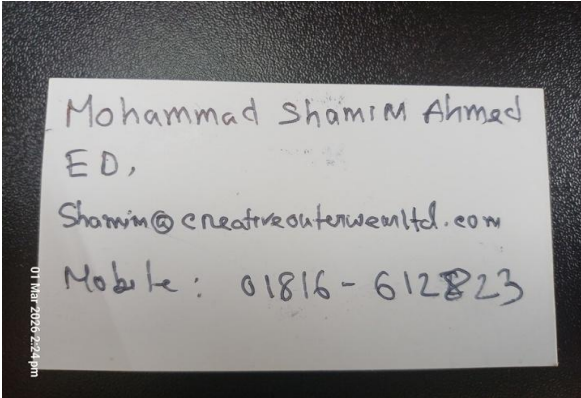
General Factory Information						
SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type & Floor area	Construction Category
1	Production Building	Jan-2020 to Aug-2021	A permit layout drawing was provided by the factory from CDA dated 30 December 2019, for partially 5 storied Commercial Building. The approval drawing doesn't represent the actual on-site factory premises. Machine Layout: 11-Aug-2025 from DIFE.	May'2023, Current Management Occupied from Dec 2024, Previous Management May 2023- Nov 2024	RCC-(G+2) Ground floor area-13,322 sqft., First floor area-13,322 sqft., Second floor area-11,932 sqft., Total Area: 38,576 sqft.	Interim
2	Utility Building	Jan-2020 to Aug-2021	Machine Layout: 11-Aug-2025 from DIFE.	May'2023, Current Management Occupied from Dec 2024, Previous Management May 2023- Nov 2024	Single Storey RCC Floor area-978 sqft.	Interim
3	Dining & Medical Shed	Nov-2025 to Dec-2025	Machine Layout: 11-Aug-2025 from DIFE.	Jan'2026	Single Storey Shed Floor area-1,600 sqft.	New
4	Jhut Shed	Jan-2020 to Aug-2021	Machine Layout: 11-Aug-2025 from DIFE.	May'2023, Current Management Occupied from Dec 2024, Previous Management May 2023- Nov 2024	Single Storey Shed Floor area-246 sqft.	Interim

5	Walkway Shed	May-2023 to Aug-2023	No Approval	Aug'2023	Single Storey Shed Floor area-710 sqft.	New
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Master Layout plan of the factory

Points of contact:

Mohammad Shamim Ahmed Executive Directive Cell: +8801816-612823 Email: shamim@creativeouterwearltd.com	Mohammad Ibrahim Head of Operation Cell: +8801778-725562 Email: ibrahim@creativeouterwearltd.com
 A handwritten note on a piece of paper. The text reads: 'Mohammad Shamim Ahmed', 'ED,', 'Shamim@creativeouterwearltd.com', and 'Mobile: 01816-612823'. There is a vertical timestamp on the left edge: '01 Mar 2026 2:24 pm'.	 A business card for Creative Outerwear Ltd. The card features the company logo (a stylized 'COE' inside a hexagon) and the name 'Mohammad Ibrahim' as 'Head of Operation'. It lists two phone numbers: '01778-725562' and '01830-662755'. The company name 'Creative Outerwear Ltd.' is prominently displayed. The address is 'Atifa Heights, Airport Colony Road, 14 No. East Patenga, Biman Bandar, Patenga, Chattogram.' Email addresses 'ibrahim@creativeouterwearltd.com' and 'accounts@preciousbd.biz' are listed at the bottom. A timestamp '01 Mar 2026 2:24 pm' is visible in the bottom right corner.

Findings & Recommendations :

Table 1 summarize the fire safety non-compliant issues identified during the inspection. Recommendations have been provided to address each issue with specific remediation timeline. 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	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding production areas. Location: Ground Floor in Production Building.	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-02	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location: Ground Floor in 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-03	Fire Rated Construction	The required fire separation distance for Production Building, Dining and Medical Shed, and Jhut Shed do not comply with the requirements of BNBC 2006.	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-04	Means of Egress	Parapets or guards are not provide in occupiable roof as per standard. Location: Production Building, Roof Floor, Measured 33 inch.	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-05	Means of Egress	Aisles were found missing on several locations throughout the building. Location: Production Building, Ground Floor.	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 3 Months
				

F-06	Means of Egress	Building does not have occupant load signs at required locations. Location: Production Building, All Floors.	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	Building does not have stair/floor level designation signs at required locations on all floors. Location: Production Building, Both Exit Stairs.	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-08	Means of Egress	Updated fire evacuation maps is not posted at the entrance of exits. Location(s): All Buildings/Sheds.	Update the fire evacuation map and shall be posted at the entrance to each exit in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 13.3.	Within 1 Month
 				

F-09	Means of Egress	Handrails are not provided on both sides of each exit stairs on all floors with adequate height. Location: Production Building, Both Exit Stairs, Measured 30 inch.	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-10	Means of Egress	Stair clear width was found less than 60 in. Location: Exits Stair-2 (S-W) in Production Building. Available Stair Width: 53 inch.	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.	Within 3 Months
 				

F-11	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction. Location: Production Building, Both Exit Stairs.	The exit stair enclosure shall be provided with a minimum 1-hr fire resistance rating for buildings with 3 or fewer stories and a minimum of 2- hr. fire resistance rating for buildings 4 or more stories. Provide 1-hr. fire rated door and seal all penetrations and openings by 1 hr. fire rated fire rated barrier construction for building with 3 or fewer stories. Provide 1.5 hr. fire rated door and seal all penetrations and openings by 2 hr. fire rated fire rated barrier construction for building with 4 or more stories in accordance with section 6.3.1.2 of RSC Technical Guidelines (Standard)¹ V1.0. Provide a fire-resistive rated assembly between the exterior exit stairs and the building up to 10 ft. beyond the end of the stair to achieve the required separation. The rated assembly shall be approved and/or designed by a qualified fire protection engineer. Ensure that the fire doors are self-closing and positive latching and that they are provided with fire exit (panic) hardware where serving production floors. If fire doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system. Keep proper datasheet & certifications for installed fire doors & accessories on-site for verification. The clearance under the bottom of a door shall be a maximum of 3/4 in. (19 mm).	Within 3 Months
				

F-12	Means of Egress	The exterior of both 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). Location: Production Building, Both Exit Stairs.	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.	Within 3 Months
 				

F-13	Means of Egress	Headroom measured less than the 80 inches. Location: 1st and 2nd Floor in Production Building. Available Headroom: 77 inches.	All means of egress shall have a minimum ceiling height of 2.3 m (7 ft 6 in.) with projections from the ceiling not less than 2.03 m (6 ft 8 in.). The minimum ceiling height shall be maintained for at least 2/3 of the space or room as long as the remaining area shall be not less than 2.03 m (6 ft 8 in.). Headroom on stairs shall not be less than 2.03 m (6 ft 8 in.) as per RSC Technical Guideline (Standard) section of 6.3.3.	Within 3 Months
 				

F-14	Means of Egress	Rolling shutter type doors have been provided along means of egress. Location: Both Exit Stairs in Production Building at all Floors.	Replace all collapsible/sliding/shutter 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-15	Means of Egress	Doors in a means of egress was found less than 1 m (39 in.). Location: Ground Floor in Production Building. Available Door Width: 35 in.	Doors in a means of egress shall have a minimum width of 0.8 m (32 in.) / 1 m (39 in.) as per RSC Technical Guideline (Standard) section of 6.5.6.	Within 3 Months



F-16	Means of Egress	The egress court [serving south exit] is less than 10 ft wide and is not separated from the building interior which is not in accordance with section 6.17.2 of RSC Technical Guidelines (Standard)¹ V1.0. Location: South Side Egress Court from Production Building.	Egress courts less than 3050 mm (10 ft) in width (as measured from the building and the adjacent property line) shall be provided with walls having a 1-hr fire resistance rated construction for a distance of 3050 mm (10 ft) above the floor of the court. Seal all penetrations and openings to the interior of the building along the discharge path, up to a height of 10 ft. to provide a minimum 1-hr fire separation.	Within 3 Months
				

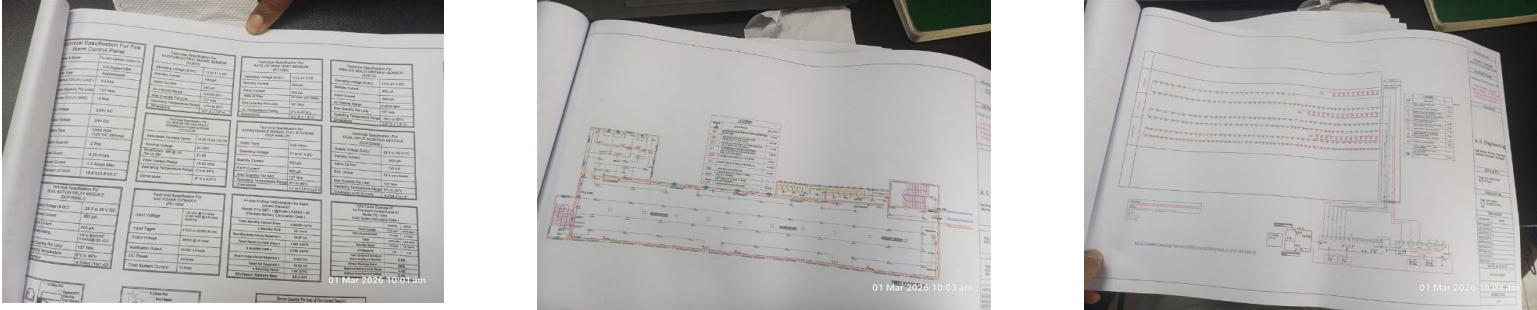
F-17	Means of Egress	Storage areas discharges directly into the exit stair enclosure. Location: Both Exit Stairs at Ground Floor of Production Building.	Openings from exit enclosure to Storage areas/ basements/ transformer rooms/ generator rooms/ boiler rooms and similar normally unoccupied spaces shall 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-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
 				

F-18	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location(s): All Buildings/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.	Within 3 Months
 				

F-19	Means of Egress	Directional signs are not provided where direction of the path of travel to an exit has changed. Location: 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-20	Means of Egress	Exit signage not illuminated adequately during testing. Location: All Buildings/Sheds.	Regularly inspect all exit signage as per RSC Technical Guidelines (Standard)¹ V1.0. and replace/install lights as needed to illuminate signs.	Within 1 Month
 				

F-21	Fire Suppression System (SUPS)	Fire extinguishers were found at several areas but placed on floors. Location: Utility Building.	The bottom of the fire extinguisher and the floor be not less than 4 in. (102 mm) as per NFPA 10 section 6.1.3.8.3.	Within 1 Month
				

F-22	Fire Alarm & Detection System (FADS)	The fire alarm and detection system was not installed. The factory has to prepare the proposed design drawing of automatic fire alarm and detection system as per NFPA 72 and The RSC Technical Guidelines (Standard) and submit to RSC for initial review. Location: All Buildings/Sheds.	Submit the proposed fire alarm and detection system drawing and documents to RSC for review. Once the design is reviewed, install the fire alarm and detection 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 Installation within 4 Months
				
F-23	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance for the fire detection and alarm system was not in accordance with standard.	Inspect, test and maintain the fire alarm system and keep written records on-site, in accordance with Table-14.3.1 of NFPA 72.	Within 1 Month (after installation)
F-24	Inspection, Testing & Maintenance (Fire)	The required no smoking signs are not present in the factory.	Smoking is prohibited in any garment factory building or separate storage building. Signs shall be posted in Bengali and English at all building entrances. If the factory creates a designated smoking area outside the building, information of these areas will be posted on the signs. Smoking sign shall post in accordance with section 13.5 of RSC Technical Guideline (Standard).	Within 1 Month

F-25	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the exit sign and emergency lighting system was not in accordance with the RSC standard.	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 (after installation)
F-26	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10.	Inspect, test and maintain the portable fire extinguishers and keep written records on- site, in accordance with NFPA 10 and RSC Technical Guidelines (Standard) ¹ V1.0.s.	Within 1 Month