

INITIAL FIRE SAFETY INSPECTION REPORT

CBM International Ltd.

RSC ID: 26534

Geographical Coordinates: 23.819875449546615, 90.35976596239962

Address: 28, Milkvita Road, Section #07, Mirpur.

Other Factories: A Plus Ind. Ltd. [RSC ID: 10905]



Inspected By: Md. Kawsar Rubaiat

Date: 09-March-2026

Fire Safety Inspection Report

CBM International Ltd

Introduction:

CBM International Ltd complex was surveyed for fire safety on **09-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

Structures covered under this RSC ID-26534 are as follows:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	Production Building: G+5 Storied [See Note] 1st & 2nd Floor Area: 43,040 Sq. ft Total Floor Area: 1,37,622 Sq. ft	Feb-1989 to Dec-1991	Approved by Rajuk, Dhaka on 06-Jun-1988	Jan-1992 [By A Plus Ind. Ltd.] See Note	RCC	Existing
2	Substation shed: Single-Storied Total Floor Area: 2,260 Sq. ft	Feb-1989 to Dec-1991		Jan-1992 [Shared with A Plus Ind. Ltd.]	Shed	Existing
3	CBM Generator Shed: Single-Storied Total Floor Area: 2,475 Sq. ft	Feb-1989 to Dec-1991		Jan-1992	Shed	Existing
4	CBM Boiler Room: Single-Storied Total Floor Area: 1,830 Sq. ft	Feb-1989 to Dec-1991		Jan-1992	RCC	Existing

5	Medical & Childcare: Single-Storied Total Floor Area: 320 Sq. ft	Feb-1989 to Dec-1991	Approved by Rajuk, Dhaka on 06-Jun-1988	Jan-1992 [Shared with A Plus Ind. Ltd.]	Shed	Existing
6	Fire Hydrant Room: Single-storied with UG Fire Pump Room Total Floor Area: 408 Sq. ft	Feb-1989 to Dec-1991		Jan-1992 [Shared with A Plus Ind. Ltd.]	Shed	Existing
7	Security Guard Post & Fire Control Room: Single-Storied Total Floor Area: 112 Sq. ft	Feb-1989 to Dec-1991		Jan-1992 [Shared with A Plus Ind. Ltd.]	Shed	Existing

Note: * The Production Building has been previously covered under **A Plus Ind. Ltd. [RSC ID: 10905]**. A factory named **People Fashions Ltd.** had occupied the **1st & 2nd floors** until **May 2023**. **CBM International Ltd.** has occupied the **1st & 2nd floors** since **June 2023**.

**** The ground floor** has two elevation levels & divided into two parts.

Factory Address: 28, Milkvita Road, Section #07, Mirpur.

Findings & Recommendations :

Table-1 summarizes the major fire safety issues identified during the inspection. Recommendations have been provided to address each issue. An implementation schedule shall be developed by the factory to remediate each of the findings. The specific timing of improvements, including any requested extensions due to design / installation constraints, shall be submitted to the RSC for review.

Table-1: All structures under this ID.

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-1	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): Production Building. Non-Compliance: Fire door non-functionality, fire door accessories missing, fire doors held open with external object, etc.	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 buildings 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-2	Means of Egress	Posted Fire evacuation maps are not updated as per site conditions. Location(s): Production Building.	Update the fire evacuation map and 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

F-3	Means of Egress	Unprotected opening within 10 ft horizontal distance from the discharge point where the elevation of the unprotected opening is less than 10 ft. Location(s): Ground floor, N-E Stair.	Provide protection of unprotected openings within 10 ft horizontal distance from the discharge point where the elevation of the unprotected opening is less than 10 ft. The fire separation rating shall not be less than that of the exit stair enclosure.	Within 3 Months
				

F-4	Means of Egress	Doors in the means of egress do not have the required minimum width. (Available Width: 25 inches). Location(s): East Main Exit.	Doors in a means of egress shall have a minimum width of 0.8 m (32 in.) in accordance with section 6.5.6.1 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 1 Month
				

F-5	Means of Egress	Egress door serving 50 or more occupants, but does not swing in the direction of egress travel. Location(s): East Main Exit.	Modify swing direction of egress doors to the direction of egress travel. Doors serving an occupant load of more than 50 shall swing in the direction (out-ward) of egress travel in accordance with section 6.8.1 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 1 Month
				

F-6	Means of Egress	Headroom measured less than 80 inches (available: 60 inches). Location(s): East Main Exit.	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-7	Means of Egress	Aisles were found missing in several locations throughout the building. Location(s): 1st floor, Finished Goods Store, Accessories Store, etc. Production Building.	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 Month
 				

F-8	Means of Egress	Directional signs are not provided where the 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-9	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-10	Means of Egress	Exit sign not provided at exit. Location(s): Compressor Room.	Lighted exit signs shall be placed at entrance to an exit. Additional directional exit signs shall be placed throughout the facility anywhere the continuation of the egress is not obvious. Lighted exit signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated at all times. Exit Sign shall provide in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.11.	Within 1 Month
				

F-11	Means of Egress	Exit stairs serve more than 5 stories and do not have required reentry 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-12	Means of Egress	Building does not have occupant load signs at the required locations on all floors. Location(s): All Buildings.	Post the occupant load for every assembly and production floor in a facility in a conspicuous space near the main exit or exit access doorway for the space, in accordance with RSC Technical Guidelines (Standard)¹, V1.0, Section 6.4.4.	Within 1 Month

F-13	Fire rated construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location(s): 1st & 2nd floors, Production Building.	Provide defined storage areas and limit the storage arrangement as follows: Maximum height of 2.45 m, 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, Enclose the storage area from the surrounding occupancy with a minimum 1-hour construction.	Within 3 Months
				

F-14	Fire rated construction	Rooms used for the storage of combustible materials are not separated from the surrounding production area due to non-functional doors, penetrations & openings. Location(s): 1st floor, 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-15	Fire rated construction	Storages were found underneath the cutting tables. Location(s): 2nd floor, Production Building.	Storage underneath the cutting tables shall be kept clear of combustibles at all times, except as provided for miscellaneous storage in accordance with 3.4.2.1.6.	Within 3 Months
 				

F-16	Fire Rated Construction	Penetrations through floor/ceiling assemblies are found unsealed. Location(s): Penetrations due to plastic pipes, 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 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). Or, Provide a minimum 2-hour fire-rated shaft to separate the penetration from each floor if required.	Within 3 Months
				

F-17	Fire Rated Construction	Boiler & compressor rooms are not properly separated by fire-rated construction from the production building within 10 ft. Location(s): CBM Boiler Room, CBM Compressor Room.	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 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) .	Within 3 Months
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F-18	Fire Rated Construction	Generator room is not properly separated by fire-rated construction from the production building within 10 ft. Location(s): CBM Generator Room.	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.), which 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 the 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-19	Fire Alarm & Detection System (FADS)	The system installation is complete and functional for the entire building. The system requires to go through the as-built review and T&C process covering both IDs (10905 & 26534) together. Note: For details, please check the Fire Alarm and Detection System Overview. Location(s): All Buildings.	Update the as-built design and document for the entire system, covering both IDs (10905 & 26534). The T&C process will be conducted simultaneously after the successful completion of the review for both IDs.	Within 1 Month
				

F-20	Fire Suppression System (SUPS)	The system installation is complete and functional for the entire building. The system requires to go through the as-built review and T&C process covering both IDs (10905 & 26534) together. Note: For details, please check the Standpipe System Overview. Location(s): Production Building.	Update the as-built design and document for the entire system, covering both IDs (10905 & 26534). The T&C process will be conducted simultaneously after the successful completion of the review for both IDs.	Within 1 Month
 				
F-21	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