

INITIAL FIRE SAFETY INSPECTION REPORT

Sterling Creations Ltd. (Extension 2)

RSC ID: 26602

Geographical Coordinates: 23.937082515840594, 90.29880220775759

Address: Baron, Earpur Union, Ashulia, Savar

Other Factories: Sterling Creations Ltd. [RSC ID: 9620]; Sterling Creations Ltd. (Extension) [RSC ID: 24091]



Inspected By: Md. Kawsar Rubaiat

Date: 01-Apr-2026

Fire Safety Inspection Report

Sterling Creations Ltd. (Extension 2)

Introduction:

Sterling Creations Ltd. (Extension 2) complex was surveyed for fire safety on **01-Apr-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

The buildings covered under this RSC ID-26602 are as follows:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	Building 4 (Store Shed): Single-Storied Total Floor Area: 5,880 Sq. ft	Nov-2021 to Dec-2021	Approved By LGED, Savar on 08-Nov-2021	Apr-2023	Steel	New
2	Building-5 (Security Room): Single-Storied Total Floor Area: 400 Sq. ft	Jan-2007 to Mar-2007	Approved By LGED, Savar on 08-Nov-2021	Purchased from previous owner & occupied by present entity since Apr-2023	RCC	Interim
3	Building-6 (Jhut Shed): Single Storied Total Floor Area: 800 Sq. ft	Dec-2023 to Jan-2024	Approved By LGED, Savar on 10-Dec-2023	Feb-2024	Steel	New
4	Building-7 (Utility Building): G+1 Storied Total Floor Area: 6,310 Sq. ft	Sep-2024 to Apr-2025	Approved By LGED, Savar on 14-Feb-2024	Jun-2025	RCC	New

Factory Address: Baron, Earpur Union, Ashulia, Savar

Findings & Recommendations :

Table-1 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.

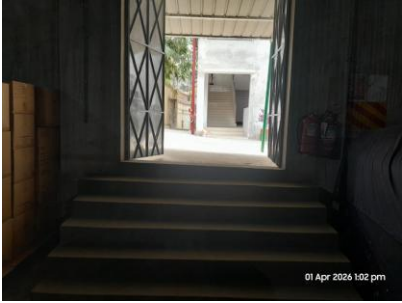
Table-1: All structures

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-01	Means of Egress	Transformer rooms, generator rooms, boiler rooms discharge directly into the exit stair enclosure. Location(s): Building-7 (Utility Building).	Openings from exit enclosure to transformer rooms, generator rooms, boiler rooms 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 the length shall be 1.8m.	Within 3 Months
 				

F-02	Means of Egress	Fire evacuation maps are not updated as per site conditions. Location(s): All Buildings.	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-03	Means of Egress	Aisles were found missing in several locations, such as jhut store, electrical materials store, etc. Location(s): All Buildings.	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 Month
 				

F-04	Means of Egress	A single means of exit has been provided on each portion of the store shed due to inaccessibility to other exits. Location(s): Building-4, Store Shed.	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-05	Means of Egress	Building does not have updated 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-06	Means of Egress	Emergency lights are not provided along egress routes. Location(s): Building-4, Store Shed. Building-6, Jhut Shed.	Provide emergency lighting 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 a minimum of 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-07	Means of Egress	Changes in level were found at approx. 24 to 30 inches, where RSC Technical Guidelines (Standard)¹ V1.0, Sections 6.9 or 6.10, don't meet. Location(s): North Exit. Building-7 (Utility Building). All exits, Building-4 (Store Shed). Non-complaint Reason: Handrail not provided	Changes in level exceeding 535 mm (21 in.) in elevation shall meet the requirements for stairs in 6.9 or ramps in 6.10. The change in level shall be readily apparent and if not, marked with additional signage or floor markings.	Within 3 Months
				
F-08	Means of Egress	Building does not have stair/floor level designation signs at the required locations on all floors. Location(s): Building-7 (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 3 Months

F-09	Means of Egress	Directional signs are not provided where direction of the path of travel to an exit has changed. Location: Building-4 (Store 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-10	Means of Egress	No guardrail is provided for the accessible stairs on the rooftop. Location(s): Building-7 (Utility Building).	Guards shall be provided at all open sides of means of egress that exceed 760 mm (30 in.) above the floor or finished ground below. Guards shall have a minimum height of 1067 mm (42 in.). Open guards shall have intermediate rails or pattern such that a sphere 200 mm (8 in.) in diameter cannot pass through any opening up to a height of 865 mm (34 in.). Guard shall be constructed in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12.	Within 3 Months
				

F-11	Fire Rated Construction	The required fire separation distance does not comply with the requirements of BNBC 2020. Location: Building-4 (Store Shed).	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-12	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(s): All Buildings.	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-13	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the fire alarm system are not in accordance with NFPA 72. Location(s): All Buildings.	Inspect, test, and maintain the fire alarm system and keep written records on-site, in accordance with NFPA 72 and RSC Technical Guidelines (Standard) ¹ V1.0.	Within 1 Month

F-14	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.	Within 1 Month
F-15	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): All Buildings.	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-16	Inspection, Testing & Maintenance (Fire)	Written housekeeping policy was not found, which is required as per RSC Technical Guideline (Standard) section 13.6. Location(s): All Buildings.	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 m² (500 ft²). Limit dense deposits to 6 mm (¼ in.) and oil saturated deposits to 3.2 mm (⅛ in.).	Within 1 Month