

INITIAL FIRE SAFETY INSPECTION REPORT

Pioneer Casual Wear Ltd. (Extension)

RSC ID: 26601

Geographical Coordinates: 23.93899,90.29302

Address: Zamgora, Earpur Union, Savar.

Other Factories: Pioneer Casual Wear Ltd. (RSC ID: 9869) [in premises]



Inspected By: Mahfuza Khanom

Date: 10-Mar-2026

Fire Safety Inspection Report

Pioneer Casual Wear Ltd. (Extension)

Introduction:

Pioneer Casual Wear Ltd. (Extension) complex was surveyed for fire safety on **10-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

There is a total of 1 structure covered under this RSC ID-26601:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	Building-C: G+1 Storied: RCC Total Floor Area: 22,494 Sq. ft	Dec-2023 to Mar-2025	Approved by Savar Cantonment Board, Dhaka on 30-Jul-2023	Mar-2025	RCC	New

Factory Address: Zamgora, Earpur Union, Savar.

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.

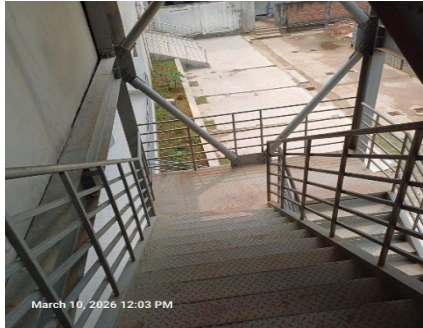
Table-1: All structure under this ID.

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): Building-C. Non-Compliance (not limited to): Unprotected opening in Ground floor West stair, Lack of certificate & technical datasheet of installed fire doors on site etc.	The exit stair enclosure shall be provided with a minimum 1-hr fire resistance rating for buildings with 3 or fewer 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 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	Directional signs are not provided where the direction of the path of travel to an exit has changed. Location(s): All floors, Building-C.	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-3	Means of Egress	Aisles were found missing in some locations throughout the building. Location: 1st Floor, Building-C.	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 Month

F-4	Means of Egress	Stair clear width was found less than 60 in. (Available width: 49 in.) Location(s): West stair, Building-C.	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-5	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location(s): Ground floor, Building-C.	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-6	Means of Egress	Handrails are not provided on both sides of exit stairs on Ground floor Infront of Daycare and Medical. Having handrails on one side of said staircase, may pose as a falling hazard during evacuation. Moreover, new handrails having height of less than 865 mm (34 in.) in East exit stair and having height of more than 965 mm (38 in.) in West exit stair as measured from the leading edge of the tread. Location(s): Building-C.	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-7	Means of Egress	Stair width is more than 87 inches (90 inches available), but no intermediate handrails have been provided. Location(s): West side, Infront of Bonded Warehouse, Ground floor, Building-C.	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-8	Means of Egress	Water pump were located in the exit stair enclosure. Location(s): Ground floor, East stair, Building-C.	Remove and re-locate all Electrical panels/water pump/food cabinet/shoe cabinet/Toilet from exit stair enclosures. Or, Provide fire separation with stair enclosure in accordance with section 6.3.1 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 3 Months
				

F-9	Means of Egress	Storage areas discharge directly into the exit stair enclosures. Non-Compliance (not limited to): Lack of certificate & technical datasheet of installed fire doors on site etc. Location(s): East stair Ground floor, Building-C.	Openings from exit enclosure to Storage & Utility areas 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-10	Means of Egress	Building does not have occupant load signs at the required locations on all floors. Location(s): Building-C.	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-11	Fire Rated Construction	The required fire separation distance does not comply with the requirements of BNBC 2020. Location(s): North, South and East Side, Building-C.	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
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F-12	Fire rated construction	Unprotected openings in the exterior wall in two consecutive floors lying within 1.5 m and vertical spread of fire is not restricted. Location(s): Building-C.	Provide flame barriers as similar as sunshades or cornices or projected wall at least 750 mm from the external face of the exterior wall. The flame barrier shall have a fire resistance rating of not less than three-fourths hour. For new building, BNBC 2020 Part III chapter 3 clause 3.1.9.2	Within 6 Months
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F-13	Fire Rated Construction	Dining and storage have been observed, which are not provided in accordance with the occupancy separation requirement of BNBC 2020 Part 3, Table 3.2.1. Location(s): Dining located in 1st floor and Store located in Ground floor, Building-C.	Either relocate or rearrange mixed occupancies applicable for providing fire rated separation as per BNBC 2020 Part 3 Table 3.2.1.	Within 3 Months
				

F-14	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): Building-C	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 Months and modification/ installation within 4 Months
 				
F-15	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72.	Inspect, test and maintain the fire alarm system and keep written records on-site, in accordance with NFPA 72 and RSC Technical Guidelines (Standard) ¹ V1.0.	Within 1 Month after installation.

F-16	Fire Suppression System (SUPS)	Fire extinguishers were found at several areas but placed on floors. Location(s): Ground floor, Building-C.	The bottom of the fire extinguisher and the floor not to be less than 4 in.(102 mm).As per NFPA 10 section 6.1.3.8.3	Within 1 Month
				
F-17	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10.	Inspect, test and maintain the portable fire extinguishers and keep written records on- site, in accordance with NFPA 10 and RSC Technical Guidelines (Standard) ¹ V1.0.	Within 1 Month
F-18	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

F-19	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
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