

INITIAL FIRE SAFETY INSPECTION REPORT

SQ Celsius Limited (Unit 04)

RSC ID: 26660

Geographical Coordinates: 24.285444634075052, 90.39694976076171

Address: Plot No- CS 224, 225, 242 & 243 Jamirdia, Bhaluka, Mymensingh

Other Factories: None



Inspected By: Md. Kawsar Rubaiat & Amimul Haque

Date: 29-April-2026

Fire Safety Inspection Report

SQ Celsius Limited (Unit 04)

Introduction:

SQ Celsius Limited (Unit 04) complex was surveyed for fire safety on **29-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

Structures covered under this RSC ID-26660 are as follows, with a Canopy Connecting Finished Goods Store & Annex Building :

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	Production Building: G+1 Storied with UG Fire Pump Room Total Floor Area: 99,500 Sq. ft	Sep-2024 to Oct-2025	Approved by LGED, Mymensingh on 10-Dec-2024	Nov-2025	Steel	New
2	Annex Building: G+3 Storied Total Floor Area: 43,675 Sq. ft	Sep-2024 to Oct-2025		Nov-2025	RCC	New
3	Warehouse Shed: Single Storied Total Floor Area: 15,000 Sq. ft	Sep-2024 to Oct-2025		Nov-2025	Steel	New

4	Security Gate 1: Single Storied Total Floor Area: 126 Sq. ft	Sep-2024 to Oct-2025		Nov-2025	RCC	New
5	Security Gate 2: Single Storied Total Floor Area: 126 Sq. ft	Sep-2024 to Oct-2025		Nov-2025	RCC	New
Note: Production Building, Annex Building & Warehouse Shed are structurally separated, but architecturally connected on the ground floor and create a Single Fire Compartment. Production building & Annex Building share a single fire compartment up to the 1st floor. All Buildings share same egress features.						
Factory Address: Plot No- CS 224, 225, 242 & 243 Jamirdia, Bhaluka, Mymensingh.						

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.	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): 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-3	Means of Egress	The exterior exit stair is not separated from the building interior. Location(s): N-E, S-E, S-W stairs Production & Annex 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. If fire doors are required to be held open for functional reasons, provide automatic-closing devices tied to the fire alarm system.	Within 3 Months

F-4	Means of Egress	Aisles were found missing in several locations throughout the building. Location(s): 3rd floor, Annex Building.	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 Month
				

F-5	Means of Egress	Unsealed penetrations and openings are located in the exit passageway. Location(s): Ground floor, Annex Building. Non-Compliance: Electrical cable raceways, openings from the boiler room, unprotected openings from the adjacent fabric store warehouse, etc.	Exit passageways shall have walls, ceilings, and floors that meet the same rating requirement as the exit that is being served and shall not be less than 1 hr fire-resistance rated construction as per RSC Technical Guidelines (Standard), Section 6.15.3. No other penetration into and through the exit enclosure/passageway, 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/passageway, 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
				

F-6	Means of Egress	Directional signs are not provided where the direction of the path of travel to an exit has changed. Location(s): Warehouse Shed, Several floors, All Buildings.	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-7	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, All Buildings.	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-8	Means of Egress	Sliding doors have been provided along the means of egress. Location(s): All main exits.	Replace all sliding-type doors & gates with 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-9	Means of Egress	Storage area discharges directly into the exit stair enclosure. Location(s): 3rd floor, Annex Building. Non-Compliance: Vestibule fire door was not functional.	Openings from exit enclosure to Storage 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 1.5 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. 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-10	Means of Egress	The egress court serving the south & north exit is less than 10 ft wide and is not separated from the adjacent building exterior, which is not in accordance with section 6.17.2 of RSC Technical Guidelines (Standard)¹ V1.0. Location(s): North & South egress court, Warehouse shed.	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-11	Means of Egress	Building does not have occupant load signs at the required locations on all floors. Location(s): Annex Building & Production Shed	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-12	Means of Egress	Building does not have stair/floor level designation signs at required locations on all floors. Location(s): Annex Building & Production Shed.	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-13	Means of Egress	Exit signage/directional signage not illuminated during testing (burned out, broken, etc.). Location(s): Annex Building & Production Shed.	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-14	Means of Egress	The exit ramp slope ratio does not comply with the RSC Technical Guidelines (Standard)¹ V1.0. Location(s): Ground Floor (South Side Discharge), Annex Building.	The construction of slope in the direction of travel shall comply with the RSC Technical Guidelines (Standard)¹ V1.0 Section 6.10.	Within 3 Months
				

F-15	Means of Egress	Handrails are not provided on both sides of FACP room exit stair. Location(s): Exit discharge from FACP room, Annex 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-16	Means of Egress	No guard rail provided for loading unloading point on the ground floor. Location(s): Ground Floor (Loading Unloading Point), Annex 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 construct in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.12.	Within 3 Months
				

F-17	Fire Rated Construction	The required fire separation distance does not comply with the requirements of BNBC 2020. Location(s): All Structures.	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-18	Fire Rated Construction	Penetrations through floor/ceiling assemblies are found unsealed. Location(s): Penetrations due to expansion joint.	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. The clearance under the bottom of a door shall be a maximum of 3/4 in. (19 mm).	Within 3 Months
				

F-19	Fire Rated Construction	Penetrations through floor/ceiling assemblies are found unsealed. Reportedly, fire-rated collars are under installation, which is not completed yet at all locations. Location(s): Penetrations due to plastic pipes. Non-compliance: Installed fire doors were non-functional & penetrations from the toilet areas.	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-20	Fire Rated Construction	Mixed use occupancies; Assembly, such as Dinning and Production (due to the adjacent production shed non-rated structure), 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): 2nd floor, Annex Building.	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-21	Fire Rated Construction	The fire pump room is not provided with adequate fire separation. Location: Fire Pump Room Non-compliance reason: Non-rated Structural openings.	Provide fire pump room with 2 hr. rated fire separation when not sprinklered and 1 hr. rated fire separation when provided with automatic sprinklers in accordance with NFPA 20. 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-22	Fire Rated Construction	Unprotected openings in the exterior wall on two consecutive floors lying within 1.5 m, and the vertical spread of fire is not restricted. Location(s): Production Shed.	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
				

F-23	Fire Rated Construction	Elevator shafts open directly into the exit passage enclosure, which doesn't comply with RSC Technical Guidelines (Standard) , section 6.14.3. Location: Ground Floor(Exit passage way), Annex Building Non-Compliance Reason: No insulation (EI) rating was ensured on the claimed fire-rated lift landing door, Upon QR code scan provided on the lift landing door, the certification status appeared "Invalid". Also, appropriate documents were not available onsite during inspection.	Provide a minimum 2-hr fire rated elevator shaft to separate it from stair enclosure. No discharge is accepted through elevator shaft. Seal all openings to maintain fire separations.	Within 3 Months
				

F-24	Fire Rated Construction	Elevator shafts open directly into the production floor without proper fire separation due to unprotected opening. Location: Annex Building Non-Compliance Reason: Upon QR code scan provided on the lift landing door, the certification status appeared "Invalid". Also, appropriate documents were not available onsite during inspection.	Elevator shaft shall be separated from production area by 2 hours fire rated construction. 2-hr fire barriers shall be protected with minimum 1.5-hr fire protective opening assemblies.	Within 3 Months
				

F-25	Fire Rated Construction	Elevator shafts open directly into the production floor without proper fire separation due to unprotected openings. Location: Production Building Non-Compliance Reason: Upon QR code scan provided on the lift landing door, the certification status appeared "Invalid". Also, appropriate documents were not available onsite during inspection.	Elevator shaft shall be separated from production area by 2 hours fire rated construction. 2-hr fire barriers shall be protected with minimum 1.5-hr fire protective opening assemblies.	Within 3 Months
				

F-26	Fire Rated Construction	The main structural elements of the Production shed (Due to single fire compartment with Annex Building) are constructed of steel, which is non-rated and was found in an exposed condition without any fire protection. Location(s): Production Shed.	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 6 Months
				

F-27	Fire Rated Construction	The main structural elements of the Warehouse shed (Due to single fire compartment with Annex Building) are constructed of steel, which is non-rated and was found in an exposed condition without any fire protection. Location(s): Warehouse Shed.	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 6 Months
				

F-28	Fire Rated Construction	Boiler & compressor rooms are not properly separated by fire-rated construction from other Occupancies. Location(s): Boiler room, Ground floor, Annex Building; due to unprotected openings & penetrations. Compressor room, 3rd floor, Annex Building; due to fire door being forced open with external object.	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
				

F-29	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding areas. Location(s): Ground floor, Wastage store (Production Building) due to non-rated structural openings. Penetrations, unprotected openings & non-rated structural openings from the Warehouse shed.	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-30	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 months and modification/ installation with 4 months
 				
F-31	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 after installation.

F-32	Fire Suppression System (SUPS)	The factory has installed a standpipe & Hose system that requires a detailed review to confirm compliance with NFPA 14,20, 24 and RSC Technical Guidelines (Standard). Location(s): All Buildings.	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, 20,22 and 24. After installation the owner shall contact the RSC for witness of conducting the final acceptance testing of the standpipe system.	Design within 2 months and modification/ installation with 4 months
				

F-33	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance of the standpipe system & fire pump are not in accordance with NFPA 25. Location(s): All Buildings.	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-34	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-35	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-36	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-37	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
F-38	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