

INITIAL FIRE SAFETY INSPECTION REPORT

Sweatertech Ltd. (Extension 2)

RSC ID: 26603

Geographical Coordinates: 23.939506695143347, 90.37019117046576

Address: Plot # 898,1351, Gacha Road, Gazipur Sadar, Gazipur-1704

Other Factories: Sweatertech Ltd. [RSC ID: 10696];
Sweatertech Ltd (Extension Building) [RSC ID: 23159]



Inspected By: Mahfuza Khanom

Date: 22-Apr-2026

Fire Safety Inspection Report

Sweatertech Ltd. (Extension 2)

Introduction:

Sweatertech Ltd. (Extension 2) complex was surveyed for fire safety on **22-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 ID: 26603 are as follows:						
SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	Warehouse Shed: Single Storied Total Floor Area: 34,014 Sq. ft	Dec-2023 to Feb-2024	Approved By GAUK, Gazipur, on 25-Feb-2024	Jan-2025	Steel	New
2	Driver Rest Room: Single Storied Shed Total Floor Area: 280 Sq. ft	Dec-2023 to Feb-2024		Jan-2025	Steel	New
3	Wastage Room: Single Storied Total Floor Area: 455 Sq. ft	Dec-2023 to Feb-2024		Jan-2025	Steel	New
4	Transformer Control Room: Single Storied Total Floor Area: 290 Sq. ft	Dec-2023 to Feb-2024		Jan-2025	RCC	New

5	Jute Boiler Room: Single Storied Total Floor Area: 720 Sq. ft	Mar-2021 to Apr-2022	Approved By GAUK, Gazipur, on 30-Jul-2024	Jul-2024	Steel	New
6	ETP: G+1 storied Total Floor Area: 1,160 Sq. ft	Mar-2021 to Apr-2022		Jul-2024	RCC	New

Factory Address: Plot # 898,1351, Gacha Road, Gazipur Sadar, Gazipur-1704

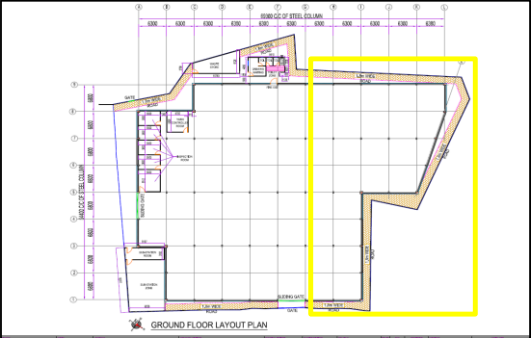
Findings & Recommendations :

Table-1 & 2 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 Sheds & Transformer Control Room.

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-01	Means of Egress	The egress court [serving west exit] is less than 10 ft wide and is not separated from building interior and the adjacent building exterior opening which is not in accordance with section 6.17.2 of RSC Technical Guidelines (Standard)¹ V1.0. Location(s): 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. Alternatively, provide a second remote discharge path to the public way.	Within 3 Months
				

F-02	Means of Egress	Fire evacuation maps is not posted at the entrance of all exit. Location(s): All Sheds & Transformer Control Room.	Fire evacuation maps 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-03	Means of Egress	Aisles were found missing on several locations throughout the building. Location(s): Warehouse Shed.	Aisles shall be provided with a minimum unobstructed clear-width of 0.9 m (36 in.) in accordance with section 6.5.1 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 1 Month
 				

F-04	Means of Egress	The maximum travel distance exceeds 38 m which does not meet the requirements of Section 6.13 of RSC Technical Guidelines (Standard). Location(s): Warehouse Shed. Occupancy/Process: H2 Available travel distance: 180 ft/55 m (approx.) Building determination: New	Reconfigure the egress arrangement to meet 6.13 of RSC Technical Guidelines (Standard). Or, Provide additional exits so that the travel distance shall not exceed the maximum allowable limit.	Within 3 Months
				

F-05	Means of Egress	Building does not have occupant load signs at required locations. Location(s): All Sheds.	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
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F-06	Means of Egress	Exit sign not provided at exit. Location(s): All Sheds.	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-07	Means of Egress	Directional signs are not provided where direction of the path of travel to an exit has changed. Location(s): Warehouse 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-08	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 Sheds ad Transformer Control Room.	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-09	Means of Egress	Manual on-off switch is provided for emergency lighting units. Location(s): All Sheds.	Remove manual on/off switches from emergency lighting / exit signage units to prevent them from being switched off.	Within 1 Month
				

F-10	Means of Egress	Doors in the means of egress do not have the required minimum width. (Available Width:-25 in.) Location(s): Driver Rest Room.	Doors in a means of egress shall have a minimum width of 1 m (39 in.). in accordance with section 6.5.6.1 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 1 Month
				

F-11	Means of Egress	Sliding type doors have provided along means of egress. Location(s): Inspection rooms, Warehouse Shed.	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-12	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancy/areas (Inspection rooms). Location(s): 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-13	Fire Rated Construction	Boiler is not properly separated by fire rated construction with other Occupancies/Areas. Location(s): Jute Boiler 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 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-14	Fire Rated Construction	The required fire separation distance for Warehouse Shed does not comply with the requirements of BNBC 2020. Location(s): All sides, Warehouse 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-15	Fire Rated Construction	Transformer and Substation is not properly separated by fire rated construction with other Occupancies/Areas. Location(s): Outdoor transformer located 8.5 ft away and Substation located adjacent to Warehouse Shed (South side) .	Oil filled transformer shall be separated from other occupancies by a minimum 2-hr fire rated construction (wall, floor, slab etc.). Switch gears and transformer bays shall be separately housed with a 2-hr rated wall in between. Seal all penetrations and openings (door, window etc.) 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. Oil filled transformers shall not be housed above ground level. Relocate it to exterior of the building and maintain a minimum 3m (10 ft.) spatial separation distance from the building. Transformer room separation shall meet section 3.4.2.1.4 of RSC Technical Guideline (Standard) .	Within 3 Months
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F-16	Fire Rated Construction	Liquefied or compressed gas cylinders were located within the factory on south side discharge path of Warehouse Shed without adequate fire separation.	Remove the liquefied or compressed flammable gas cylinders. The storage or use of liquefied or compressed flammable gas (LPG/CNG) cylinders within the factory building as per section 3.4.2.1.11 of RSC Technical Guidelines (Standard)¹ V1.0. Or, Factory shall follow the requirements RSC Published "SUPPLEMENTARY PAPER ON TECHNICAL GUIDANCE NOTE FOR USE OF LIQUIFIED OR COMPRESSED FLAMMABLE GAS IN FACTORY PREMISES" to use or store liquefied or compressed flammable gas cylinders in the factory premises.	Within 3 Months
				

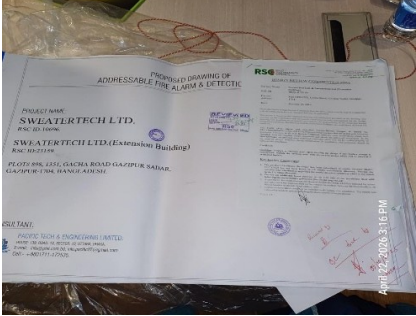
F-17	Fire Alarm & Detection System (FADS)	The FADS design has been reviewed for all structures of this ID on 15-Oct-2025 under RSC ID : 10696 and 23159. So, the factory is required to conduct necessary modifications as per the reviewed comment from RSC. Location(s): All Sheds and Transformer Control Room.	Install and modify the fire detection and alarm system throughout the building in accordance with review comment, RSC/ 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.	Within 3 Months
 				

Table-2: ETP Building.

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-18	Means of Egress	The exterior exit stair is not separated from the building interior. Location(s): ETP.	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. accordance with section 6.3.1.3 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 3 Months
				

F-19	Means of Egress	Doors in the means of egress do not have the required minimum width. (Available Width: 1st floor-31 in., Ground floor-36 in.) Location(s): ETP.	Doors in a means of egress shall have a minimum width of 1 m (39 in.), in accordance with section 6.5.6.1 of RSC Technical Guidelines (Standard)¹ V1.0.	Within 1 Month
		 April 22, 2026 1:42 PM	 April 22, 2026 1:40 PM	

F-20	Means of Egress	The egress court [serving east-north side] 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): East-North side egress court, ETP.	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. Alternatively, provide a second remote discharge path to the public way.	Within 3 Months
				

F-21	Means of Egress	A single means of exit has been provided on new construction. Location(s): Ground and 1st floor, ETP.	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 of 6.6.6.	Within 3 Months
				

F-22	Means of Egress	Stair clear width was found less than 60 in. Location(s): ETP.	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-23	Means of Egress	Handrails are not provided on both sides of each exit stairs on all floors. Having handrails on one side of said staircase, may pose as a falling hazard during evacuation. Location(s): ETP.	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
				

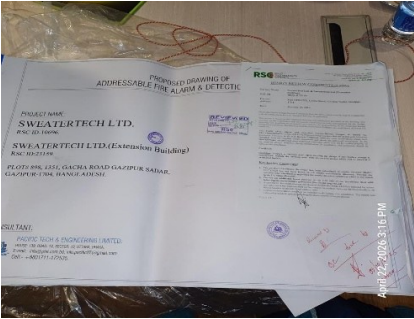
F-24	Means of Egress	Building does not have occupant load signs at required locations on all floors. Location(s): ETP.	Post the occupant load for every assembly and production floor in a facility in a conspicuous space near the main exit or exit access doorway for the space in accordance with RSC Technical Guidelines (Standard)¹ V1.0 Section 6.4.4 .	Within 1 Month
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F-25	Means of Egress	Building does not have stair/floor level designation signs at required locations on all floors. Location(s): ETP.	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-26	Means of Egress	Fire evacuation maps is not posted at the entrance of all exit. Location(s): ETP.	Fire evacuation maps 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-27	Means of Egress	Manual on-off switch is provided for emergency lighting units. Location(s): ETP.	Remove manual on/off switches from emergency lighting / exit signage units to prevent them from being switched off.	Within 1 Month
				

F-28	Means of Egress	Guards measured less than 42 inch. Location(s): ETP.	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-29	Means of Egress	Penetrations through floor/ceiling assemblies are found unsealed due to utility pipe. Location(s): ETP.	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 minimum 3-hr./ 2-hr. fire resistance rating. Installation shall be as per manufacturer 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-hr fire rated shaft to separate the penetration from each floor if required.	Within 3 Months
				

F-30	Means of Egress	The FADS design has been reviewed for all structures of this ID on 15-Oct-2025 under RSC ID : 10696 and 23159. So, the factory is required to conduct necessary modifications as per the reviewed comment from RSC. Location(s): ETP.	Install and modify the fire detection and alarm system throughout the building in accordance with review comment, RSC/ 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.	Within 3 Months
				

F-31	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72. Location(s): All structures under ID.	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.s.	Within 1 Month after installation
F-32	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 structures under ID.	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