

INITIAL FIRE SAFETY INSPECTION REPORT

Cheng Yi Garments Industries Ltd

RSC ID: 26617

Geographical Coordinates: 23.973396, 90.381167

Address: Holding-E/44, Ward No-15, Vogra, Bashan Sarak, National University, Gazipur -1704.

Other Factories: None



Inspected By: Ahammad Kabir

Date: 12-May-2026

General Factory Information:

Cheng Yi Garments Industries Ltd

Introduction:

The **Cheng Yi Garments Industries Ltd** complex was surveyed for fire safety on **12-May-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

SI No	Building Name & Description	Construction History	Remarks
1	Production Building 7-storied (B+G+6) RCC building with one semi basement (underground fire pump room and fire water reservoir) and partially occupied roof. Total Area: Approximately 90,690 Sft. Columns have been strengthened in the retrofitting work in October 2019	Construction period: October-2002 to December-2005. Date of first Operation: May 2011 (by MIM SWEATERS LTD.). Date of Retrofitting: November 2019 (by Cheng Yi Garments Industries Ltd). Date of Operation by Cheng Yi Garments Industries Ltd: January 2020. Building Approval: 24 October 2005 by LGED, Gazipur Sadar.	Existing

Note: N/A

Factory Address: Holding-E/44, Ward No-15, Vogra, Bashan Sarak, National University, Gazipur -1704.

Other RSC ID in the premises: None.

Points of contact:

1. Name: Md. Shahadat Hossain (Shakil)
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2. Name: Md. Murad Hossain
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Findings & Recommendations :

Table 1 (for Production Building) 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 similar types of findings throughout the premises. The specific timing of improvements, including any requested extensions due to design / installation constraints, shall be submitted to the RSC for approval.

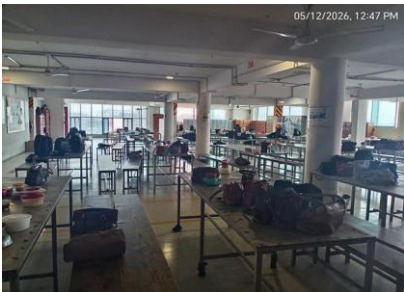
Table-1: Finding & recommendation for Production Building.

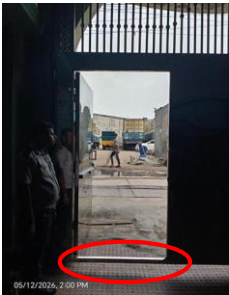
Sl No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Means of Egress	The exit stair enclosures are not separated from work areas and other spaces on each floor by fire-rated construction. Location: Production Building.	The exit stair enclosure shall be provided with a minimum 1-hr fire resistance rating for buildings with 3 or fewer stories and a minimum of 2-hr. fire resistance rating for buildings 4 or more 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. Provide 1.5 hr. fire rated door and seal all penetrations and openings by 2 hr. fire rated fire rated barrier construction for building with 4 or more stories in accordance with section 6.3.1.2 of RSC Technical Guidelines (Standard). 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	AC outdoor unit and power cable raceway are located in the exit stair and the exit discharge path. Location: Ground Floor.	Remove and re-locate all AC outdoor unit from exit stair enclosures. No other penetration into and through the exit enclosure 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). So, relocate the electrical wires/raceways to somewhere else avoiding the exit enclosure, and seal the created unprotected openings with a minimum of 1.5 hours listed/certified fire-rated materials. Installation shall be as per manufacturer published installation guideline and the certification authority guideline to ensure the fire-rating.	Within 3 months
				

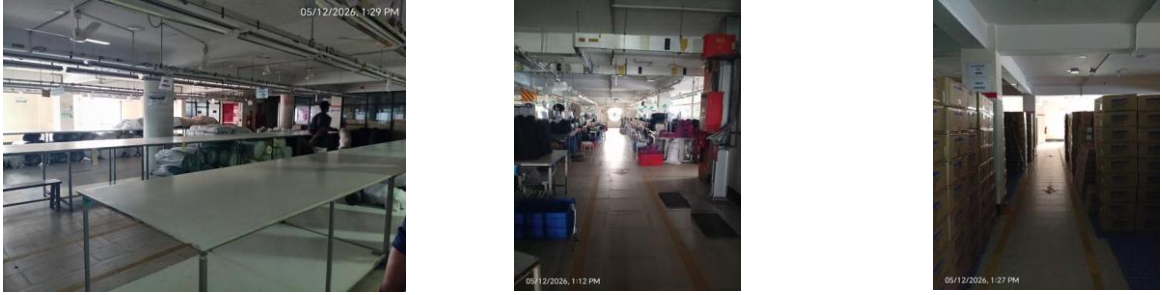
F-3	Means of Egress	Exit stair(s) terminates the occupants inside the building which does not comply with section 6.17 of RSC Technical Guidelines (Standard). Location: All stairs on the Ground floor of Production Building.	Exits shall discharge directly to the exterior of the building unless meeting the requirements of 6.17.2 or 6.17.3 as per RSC Technical Guidelines (Standard).	Within 3 months
 				
F-4	Means of Egress	Proper certification was not available for fire rated doors and door accessories installed in the factory. Location: Production Building.	Keep proper datasheet & certifications for installed fire doors & accessories on-site for verification.	Within 3 months
F-5	Means of Egress	Building does not have updated occupant load signs at required location. Sitting arrangement at dining is 320. Location: Production Building (6th Floor).	Post the updated occupant load 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), Section 6.4.4.	Within 1 month

 				
F-6	Means of Egress	Manual on-off switch is provided for emergency lighting / exit signage units. Location: All Floors.	Remove manual on/off switches from emergency lighting / exit signage units to prevent them from being switched off.	Within 1 month
 				
F-7	Means of Egress	Aisles were found missing on several locations throughout the building. Location: 6th Floor of Production Building.	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 month

				
F-8	Means of egress	Abrupt changes in the elevation of walking surfaces were observed, not meeting the RSC Technical Guidelines (Standard), Section 6.3.4. Location: Final Discharge of Production Building.	Abrupt changes in elevation of walking surfaces shall not exceed ¼ in. unless provided with a beveled slope of 1 in 2 that do not exceed ½ in. Changes greater than ½ in. shall meet the requirements for RSC Technical Guidelines (Standard), Section 6.3.5.	Within 3 months
				
F-9	Inspection, Testing & Maintenance (Fire)	Leaves of the fire rated door did not have any label of third party certification. Location: Fire Doors at Production Building.	Certification label is required to be provided at each leaf of the fire rated door. Contact the manufacturer and certification authority for the required label on the fire door leaves.	Within 3 months

				
F-10	Means of egress	Building does not have stair/floor level designation signs at required locations on all floors. Location: Production Building (All Floors).	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), Section 6.9.3.	Within 1 month
				

F-11	Means of egress	Illuminated exit sign not provided at exit. Location: Production Building (All Floors).	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), Section 6.11.	Within 1 month
 				
F-12	Means of egress	Directional signs are not provided where direction of the path of travel to an exit has changed. Location: Production Building (All Floors).	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), Section 6.11.3.	Within 1 month
				

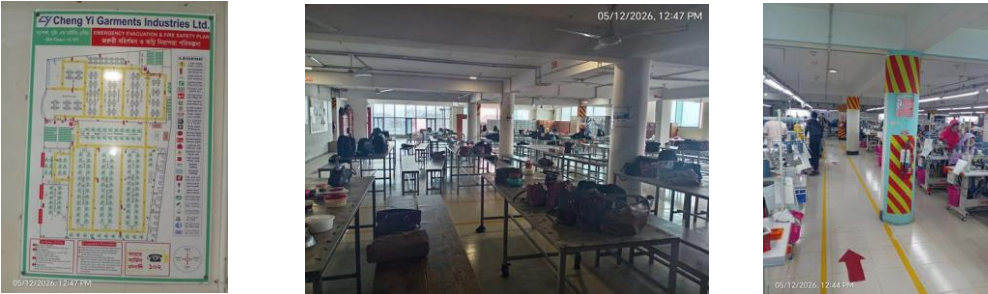
F-13	Means of egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location: Production Building (All Floors).	Test the emergency lighting system on each floor and provide additional emergency fixtures to provide adequate 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), Section 10.12.2.	Within 3 months
				
F-14	Means of egress	Sliding type doors have provided along means of egress along egress routes. Location: Production Building (6th Floor).	Replace all sliding type doors & gates by the side-hinged swinging type doors in accordance with section 6.8.1 of RSC Technical Guidelines (Standard). 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-15	Means of egress	Storage areas/ transformer rooms/Compressor rooms/ generator rooms and similar normally unoccupied spaces discharges directly into the exit stair enclosure and passageway. Location(s): Production Building (1st Floor and Ground Floor).	Openings from exit enclosure to Storage areas/ basements/ transformer rooms/ generator rooms/ boiler rooms and similar normally unoccupied spaces shall be provided with a vestibule with fire rated construction and openings in accordance with section 6.14.3 of RSC Technical Guidelines (Standard). Provide a min 1-hr fire rated door on the exit stair side and a 1.5 hr./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), section 6.14.3. The minimum width for vestibules shall not be less than 1.1m and length 1.8m.	Within 3 months
 				
F-16	Means of egress	The exits are not remotely located from each other such that a single fire event could compromise both exits of the building. Location: Production Building. Diagonal Distance: 157' 5" Exit Distance: 59' (1st Floor), 69' on 2nd Floor to Roof Floor.	Provide additional exit or reconfigure the exit arrangement to 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-17	Fire Rated Construction	Rooms used for storage of combustible materials are not separated from the surrounding occupancy/areas due to non-functional door, unprotected openings etc. Location: 1st and 2nd floors of 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-18	Fire Rated Construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location: Production Building (Finishing Section).	Provide defined storage areas and limit the storage arrangement as follows: Maximum height of 2.45 m and maximum area of 23 m² and is separated by a minimum 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, If sprinkler protected, Maximum height 12 ft (3.66 m) and maximum area of 1000 ft² (93 m²) and separated by a at least 25 ft (7.62 m) and does not constitute more than 10 percent of the building area or 4000 ft² (372 m²) of the sprinklered area, whichever is greater. or, Enclose the storage area from the surrounding occupancy with a minimum 1 hour construction.	Within 3 months
 				
F-19	Fire Rated Construction	Penetrations through floor/ceiling assemblies are found unsealed due to BBT, Electrical cable, Plumbing pipe, perimeter sealing etc. Location: Production Building (All Floors).	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. 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-20	Fire Rated Construction	Dining with sitting arrangement of 320 (E3 occupancy) and production area (G2 occupancy) are located as mixed occupancy on the same floor which is a violation of BNBC 2006. Location: 6th Floor of Production Building.	Reduce the dining arrangement to not more than 300 (E4 occupancy) and separate the dining area from production occupancy with 3-hr fire rated construction, provide minimum 3-hr. rated doors for the openings and seal the unprotected penetrations. Provide required exits that lead directly to the street or exit stairwell or leading to a corridor or open space.	Within 3 months
				
F-21	Fire Rated Construction	Compressor equipment is not properly separated by fire rated construction with other Occupancies. Location(s): Production Building (Ground Floor).	Boilers, compressor 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-22	Fire Rated Construction	Generator room is not properly separated by fire rated construction with other Occupancies/Areas Location(s): Production Building (Ground Floor). Non-compliance reason: Gap under fire rated door is more than 19 mm.	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.) 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 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-23	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: Production Building.	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-24	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance for the fire alarm & detection 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).	Within 1 month after installation
F-25	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: Production Building.	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) 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-26	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance of the fire pump system is not in accordance with NFPA 25.	Inspect, test and maintain the fire pump system and keep written records on-site, in accordance with NFPA 25 and RSC Technical Guidelines (Standard).	Within 1 month after installation
F-27	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance of the standpipe system is not in accordance with NFPA 25.	Inspect, test and maintain the standpipe system and keep written records on-site, in accordance with NFPA 25 and RSC Technical Guidelines (Standard).	Within 1 month after installation
F-28	Inspection, Testing & Maintenance (Fire)	Inspection, testing, and maintenance for the exit sign and emergency lighting system are not in accordance with the RSC Technical Guidelines (Standard).	Inspect, test and maintain the exit sign and emergency lighting system in the accordance with the RSC Technical Guidelines (Standard). Keep written records on-site.	Within 1 month after installation
F-29	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).	Within 1 month