

INITIAL FIRE SAFETY INSPECTION REPORT

EPYLLION STYLE LTD. (EXTENSION 2)

RSC ID: 26605

Geographical Coordinates: 24.09419945083564, 90.37173423958743

Address: Nayapara, Vawal, Mirzapur, Gazipur Sadar, Gazipur 1703, Bangladesh.

Other Factories: Epyllion Knitex Ltd. [RSC ID: 10293];
Epyllion Style Limited (Extension Project) [RSC ID: 12768]



Inspected By: Md. Kawsar Rubaiat & Amimul Haque

Date: 07-May-2026

Fire Safety Inspection Report

EPYLLION STYLE LTD. (EXTENSION 2)

Introduction:

EPYLLION STYLE LTD. (EXTENSION 2) complex was surveyed for fire safety on **07-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

Structures covered under this RSC ID-26605 are as follows:

SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type	Construction Category
1	Building-1: Washing Building : G+M+4 Storied Total Floor Area: 1,64,715 Sq. ft	Mar-2024 to May-2025	Approved by LGED, Gazipur on 06-May-2025	Aug-2025	RCC	New
2	Building-2: Generator Building: Single-Storied Total Floor Area: 882 Sq. ft	Jan-2025 to Mar-2025		Aug-2025	RCC	New

Factory Address: Nayapara, Vawal, Mirzapur, Gazipur Sadar, Gazipur 1703, Bangladesh.

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): Washing Building. Non-Compliance (not limited to): Fire door non-functionality, Opening from the Lift machine Room (roof).	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	Updated fire evacuation maps are not posted at the entrance of all exit/exit stairs. Location(s): All Buildings.	Updated Fire evacuation maps 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
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F-3	Means of Egress	Aisles were found missing in several locations throughout the building. Location: Washing Building.	Provide minimum aisle widths of 36-in. Aisles mark shall be clearly visible.	Within 1 Month
				

F-4	Means of Egress	Directional signs are not provided where the direction of the path of travel to an exit has changed. Location(s): Washing Building.	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-5	Means of Egress	Exit signage is not illuminated during testing (burned out, broken, etc.). Location: 1st Floor, Washing Building.	Regularly inspect all exit signage/directional signage as per RSC Technical Guidelines (Standard)¹ V1.0. and replace/install lights as needed to illuminate signs.	Within 1 Month
				

F-6	Means of Egress	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes. Location(s): Washing Building.	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-7	Means of Egress	Storage areas discharge directly into the exit stair enclosures. Location(s): 4th floor, Washing Building.	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 1.5 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.	Within 3 Months
				

F-8	Means of Egress	Unprotected opening within 10 ft horizontal distance from the discharge point where the elevation of the unprotected opening is less than 10 ft. Location(s): Ground Floor, South Side, Washing Building.	Provide protection of unprotected openings within 10 ft horizontal distance from the discharge point where the elevation of the unprotected opening is less than 10 ft. The fire separation rating shall not be less than that of the exit enclosure.	Within 1 Month
				

F-9	Means of Egress	Abrupt changes in the elevation of walking surfaces were observed, not meeting the RSC Technical Guidelines (Standard)¹ V1.0 Section 6.3.4. Location: Ground floor, South Exit ; 1st Floor; Washing 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)¹ V1.0 Section 6.3.5.	Within 3 Months
 				

F-10	Means of Egress	Uneven path of travel was observed in the exit discharge path due to construction purposes. Location: South Side, Washing Building.	Remove unnecessary items and level the exit path to the public way. Means of egress shall be maintained continuously free and clear of all obstructions.	Within 3 Months
				

F-11	Means of Egress	Common path of egress travel exceeds 75 ft. Location: 2nd Floor. Occupancy/Process: Knitting. Available Common Path: 81 ft.	Reconfigure the egress arrangement to reduce the maximum common path of travel to not more than 75 ft. The common path of egress travel shall not exceed 23 m (75 ft). Where the building is provided with a complete automatic sprinkler system, the common path of egress travel shall not exceed 30 m (100 ft). The common path of egress travel for Group H (storage) occupancies with not more than 30 occupants shall not exceed 30 m (100 ft). The common path of egress travel for Group J (high hazard) occupancies shall not exceed 8 m (25 ft). Section 6.13.2 of RSC Technical Guidelines (Standard) shall meet.	Within 3 Months
				

F-12	Fire rated construction	Areas used for in-process storage of combustible materials are open to the surrounding occupancy. Location(s): 1st floor, 3rd floor. Washing Building.	Provide defined storage areas and limit the storage arrangement as follows: Maximum height of 2.45 m, maximum area of 23 m², and is separated by a minimum of 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), separated by 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-13	Fire rated construction	Storages were found underneath the cutting tables. Location: 4th Floor, Washing Building.	Storage underneath the cutting tables shall be kept clear of combustibles at all time, except as provided for miscellaneous storage in accordance with 3.4.2.1.6. Or, Where an automatic sprinkler system is installed sprinklers are required to be installed beneath cutting tables greater than 4 ft in width that are used for storage of combustibles.	Within 3 Months
				

F-14	Fire rated construction	Rooms used for the storage of combustible materials are not separated from the surrounding production area due to fire door non-functionality. Location(s): 1st floor, 2nd floor. Washing Building. Non-Compliance (not limited to): Fire door non-functionality.	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-15	Fire Rated Construction	Penetrations through floor/ceiling assemblies are found unsealed. Location(s): Penetrations due to BBT.	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-16	Fire Rated Construction	Penetrations through floor/ceiling assemblies are found unsealed. Reportedly, 2 hr rated opening protectives are used but required model number, door type did not match with the provided certificate. Location(s): Penetrations due to plastic pipes, All floors. Washing Building. Non-Compliance (not limited to): Required model number, Door type did not match the provided certificate.	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-17	Fire Rated Construction	Elevator shafts open directly into the production floor without proper fire separation due to unprotected openings. Reportedly, factory has installed fire-rated lift landing for elevator shaft separation. However, required documents, relevant design philosophy, etc., were not available on-site. Also, interfacing with the FACP is not completed yet. Location(s): All floors, Washing Building. Non-Compliance (not limited to) : No listing label was found on the installed lift landing doors.	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. Installation shall be as per the manufacturer's published installation guidelines and the certification authority guidelines to ensure the fire rating. Keep proper datasheet & certifications for the installed fire-curtain on-site for verification. Also, ensure the required interfacing with the Fire Alarm & Detection System.	Within 3 Months
				

F-18	Fire Rated Construction	The boiler or furnace room is not properly separated from the production area by fire-rated construction. Location: Ground Floor, Washing Building. Non-Compliance (not limited to): BBT penetration.	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-19	Fire Rated Construction	Compressor room is not properly separated by fire rated construction from the production areas. Location: 1st Floor, Washing Building. Non-Compliance (not limited to): Fire door non-functionality, BBT penetration.	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-20	Fire Rated Construction	Chemical storage area is not separated from production occupancy by fire-rated construction as per BNBC 2020, Table 3.2.1. Location: Ground floor, Washing Building. Non-compliance reason: A protected opening has been provided on a 4-hour rated firewall, which doesn't comply with BNBC 2020, Section 2.3.3.	Provide a 4-hour fire-rated construction barrier to separate the chemical store from the surrounding production/combustible storage areas. The 4-hour fire resistive separation wall or slab shall have no unprotected openings therein and shall provide a fire resistance for at least 4-hour. Chemical stores shall comply with BNBC 2020, Part 3, Section 2.14 or, Ensure exempt amounts of chemicals as per Table 3.2.5 (BNBC 2020) with a nearly similar occupancy group. Provide fire separation if required.	Within 3 Months
 				

F-21	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-22	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-23	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): Washing 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)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-24	Inspection, Testing & Maintenance (Fire)	Inspection, testing and maintenance of the standpipe system & fire pump are not in accordance with NFPA 25. Location(s): Washing Building.	Inspect, test, and maintain the standpipe 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-25	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-26	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-27	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 m2 (500 ft2). Limit dense deposits to 6 mm (¼ in.) and oil saturated deposits to 3.2 mm (⅛ in.).	Within 1 Month