

# INITIAL FIRE SAFETY INSPECTION REPORT

**Modele De Capital Ind Ltd (Unit 2) (Extension)**

**RSC ID: 26679**

**Geographical Coordinates: 23.635837, 90.512359**

**Address: No 2 Hajiganj, Narayanganj, Bangladesh**

**Other Factories: Modele De Capital Ind Ltd (Unit 2) [RSC ID: 24433]**



**Inspected By: Mahfuza Khanom**

**Date: 18-Jun-2026**

# Fire Safety Inspection Report

## Modele De Capital Ind Ltd (Unit 2) (Extension)

### Introduction:

**Modele De Capital Ind Ltd (Unit 2) (Extension)** complex was surveyed for fire safety on **18-Jun-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: 26679 are as follows: |                                                                                       |                              |                           |          |                |                       |
| SL No                                              | Building Name                                                                         | Building Construction Period | Approval Date & Authority | Occupied | Structure type | Construction Category |
| 1                                                  | Shed-5: Knitting Shed: Single Storied<br><b>Total Floor Area: 30,000 Sq. ft</b>       | Jun-2024 to Sep-2025         | Could not be confirmed    | Nov-2025 | Steel          | New                   |
| 2                                                  | Compressor Room: Single Storied RCC<br><b>Total Floor Area: 430 Sq. ft</b>            | Nov-2025 to Dec-2025         |                           | Jan-2026 | RCC            | New                   |
| 3                                                  | Toilet Block: Single Storied Masonry structure<br><b>Total Floor Area: 366 Sq. ft</b> | Dec-2023 to Feb-2024         |                           | Jan-2026 | Masonry        | New                   |

**Note:** A building permit drawing issued by Fatullah Union Parishad, dated August 2011, was provided for Shed-5 . However, its official status could not be established during the document review. The factory is required to provide a valid and verifiable building permit issued by the appropriate authority. Industrial machine layout permit was from DIFE on 23 December 2025.

**Factory Address:** No 2 Hajiganj, Narayanganj, Bangladesh.

## Findings & Recommendations :

Table-1 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 Structures.**

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

|      |                 |                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                      |                 |
|------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| F-02 | Means of Egress | <p>Abrupt changes in the elevation of walking surfaces were observed, not meeting the RSC Technical Guidelines (Standard)<sup>1</sup> V1.0 Section 6.3.4.</p> <p><b>Location(s): West side, Knitting Shed.</b></p> | <p>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)<sup>1</sup> V1.0 Section 6.3.5.</p> | Within 3 Months |
|      |                 |                                                                                                                                   |                                                                                                                                                                                                   |                 |

|                                                                                    |                 |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                   |                 |
|------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| F-03                                                                               | Means of Egress | <p>Changes in level was found 43 in. where RSC Technical Guidelines (Standard)<sup>1</sup> V1.0 Section 6.9 or 6.10 doesn't meet.</p> <p><b>Location(s): West side, Knitting Shed.</b></p> <p><b>Non-Compliance: Ramp or stair is missing</b></p> | <p>Changes in level exceeding 535 mm (21 in.) in elevation shall meet the requirements for stairs in 6.9 or ramps in 6.10.</p> <p>The change in level shall be readily apparent and if not, marked with additional signage or floor markings.</p> | Within 3 Months |
|  |                 |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                   |                 |

|      |                 |                                                                                                                                                          |                                                                                                                                                                                                                                                                                 |                 |
|------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| F-04 | Means of Egress | <p>Uneven walking surface were found from exit discharge with tripping/falling hazard.</p> <p><b>Location(s): All exit discharge, Knitting Shed.</b></p> | <p>Provide an even level walking surface in exit discharge in accordance with 6.3.4 of RSC Technical Guidelines (Standard_V1.0).</p> <p>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.</p> | Within 3 Months |
|      |                 |                                                                         |                                                                                                                                                                                              |                 |

|                                                                                    |                 |                                                                                                                                                   |                                                                                                                                                                                                                                                            |                |
|------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| F-05                                                                               | Means of Egress | <p>Directional signs are not provided where direction of the path of travel to an exit has changed.</p> <p><b>Location(s): Knitting Shed.</b></p> | <p>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)<sup>1</sup> V1.0 Section 6.11.3.</p> | Within 1 Month |
|  |                 |                                                                                                                                                   |                                                                                                                                                                                                                                                            |                |

|                                                                                    |                 |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |
|------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| F-06                                                                               | Means of Egress | <p>Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes.</p> <p><b>Location(s): Knitting Shed.</b></p> | <p>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)<sup>1</sup> V1.0 Section 10.12.2.</p> | Within 3 Months |
|  |                 |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |

|      |                         |                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |
|------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| F-07 | Fire Rated Construction | <p>Areas used for in-process storage of combustible materials are open to the surrounding occupancy.</p> <p><b>Location(s): Knitting Shed.</b></p> | <p>Provide defined storage areas and limit the storage arrangement as follows:</p> <p>Maximum height of 2.45 m and maximum area of 23 m<sup>2</sup> 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.</p> <p>or,</p> <p>If sprinkler protected, Maximum height 12 ft (3.66 m) and maximum area of 1000 ft<sup>2</sup> (93 m<sup>2</sup>) 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 ft<sup>2</sup> (372 m<sup>2</sup>) of the sprinklered area, whichever is greater.</p> <p>or,</p> <p>Enclose the storage area from the surrounding occupancy with a minimum 1 hour construction.</p> | Within 3 Months |
|      |                         |                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |

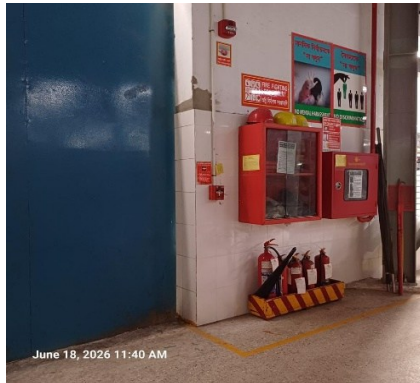
|      |                         |                                                                                                                                                              |                                                                                                                                                                                                                |                 |
|------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| F-08 | Fire Rated Construction | <p>The required fire separation distance for Knitting Shed does not comply with the requirements of BNBC 2020.</p> <p><b>Location(s): Knitting Shed.</b></p> | <p>The exterior walls shall have a fire resistance and opening protection as specified in BNBC 2020 Part 3 Table 3.2.2 &amp; 3.2.3, Table 3.3.1 (a) Part 3 Section-3 and BNBC 2020 Part 3 Section 2.4.1.3.</p> | Within 6 months |
|------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|









|                                                                                    |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                           |
|------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| F-09                                                                               | Fire Alarm & Detection System (FADS) | <p>Installing a fire alarm and detection system is ongoing that requires a detailed review to confirm compliance with NFPA 72 and RSC Technical Guidelines (Standard).</p> <p><b>Location(s): All buildings under this ID.</b></p> <p>Note: If factory wants to having common FACP with ID: 24433 then factory shall submit FADS design and documents for initial review combinedly for both IDs (24433 and 26679).</p> | <p>Submit the proposed fire alarm 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/ 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.</p> | <p>Design within 2 month and modification/ installation with 4 months</p> |
|  |                                      |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                           |

|             |                                                   |                                                                                                                                                                                                                          |                                                                                                                                                                                         |                                   |
|-------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>F-10</b> | Inspection,<br>Testing &<br>Maintenance<br>(Fire) | <p>Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72.</p> <p><b>Location(s): All buildings under this ID.</b></p>                                                          | Inspect, test and maintain the fire alarm system and keep written records on-site, in accordance with NFPA 72 and RSC Technical Guidelines (Standard) <sup>1</sup> V1.0.s.              | Within 1 Month after installation |
| <b>F-11</b> | Inspection,<br>Testing &<br>Maintenance<br>(Fire) | <p>Inspection, testing, and maintenance for the exit sign and emergency lighting system were not in accordance with the RSC Technical Guidelines (Standard)<sup>1</sup> V1.0.</p> <p><b>Location: All Structures</b></p> | Inspect, test, and maintain the exit sign and emergency lighting system in the accordance with the RSC Technical Guidelines (Standard) <sup>1</sup> V1.0. Keep written records on-site. | Within 1 Month                    |

|                                                                                    |                                                   |                                                                                                                                                                               |                                                                                                  |                 |
|------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------|
| F-12                                                                               | Inspection,<br>Testing &<br>Maintenance<br>(Fire) | <p>A valid and verifiable building permit/licenses issued by the appropriate authority are not available on-site.</p> <p><b>Location(s): All buildings under this ID.</b></p> | Get all the required licenses and permits from the proper issuing authority and keep it at site. | Within 3 Months |
|  |                                                   |                                                                                                                                                                               |                                                                                                  |                 |