

## Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

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Name of the Factory : Texco Fashion Wear Ltd.  
Address of the Factory : 262/1, Ibrahimpur, Kafrul, Dhaka  
Present Status of the Factory : Under Operation  
Structural Assessment Conducted by : BUET  
Date of Structural Inspection : 31<sup>st</sup> January 2014

### **BASIC INFORMATION:**

The building is a eight storied RC frame building with roof top five pole mounted telecommunication antenna and two BTS room (above 7<sup>th</sup> floor). The following information was noted:

- i. Building Usage Type : Garment Factory.
- ii. Structural System : RC Frame Building (with irregular framing pattern)
- iii. Floor System : Two way beam supported slab; and some panels are one way slab (some internal beams are absent)
- iv. Floor Area : Approximately 5000 sft per floor
- v. No. of Stories : Eight story building plus roof top BTS Room.
- vi. Construction Year : Up to seven story in 1998-2001 and 7<sup>th</sup> story in some later time.
- vii. Foundation Type : Individual shallow foundation (as per RAJUK drawing)
- viii. Design Drawings : Not available
- ix. Soil Boring Report : Not available
- x. Construction Materials : Reinforced Concrete (brick chips).
- xi. Generator : In GF of building

### **RECOMMENDATIONS FOR CORRECTIVE ACTION:**

The recommendations of corrective action for both Structural and Fire & Electrical Safety comprises in Short Term, Mid Term and Long Term basis.

The recommendations for **Structural Safety** corrective action are:

- Short Term (Immediate) : The factory owner has been advised to prepare the load plan for all floors of the building
- Mid Term (6-weeks) : None
- Long Term (6-months) : A Detail Engineering Assessment (DEA) is to be carried out within six months to ensure safety of the structure

Name of the Factory : Texco Fashion Wear Ltd.  
Fire & Electrical assessment conducted by : BUET  
Date of Fire & Electrical Inspection : 30 January 2014

### ***(A): Recommendations for Fire Safety corrective actions:***

Immediate  <i>(the factory should not continue to be occupied until these non-conformities have been rectified):</i>	N/A
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<p>Short Term</p> <p><i>(Actions that must be incorporated into a Fire Safety Management Plan immediately (a week) and should be a regular activity)</i></p>	<p>Remove all temporary obstructions from all escape routes, aisles and passageways.</p> <p>Ensure minimum width of corridors, passageways and aisles.</p> <p>Ensure adequate numbers of fire drills.</p> <p>Ensure easy access to portable extinguishers and monitor and maintain the same at required interval as per guidelines.</p> <p>Provide proper directional sign and exit sign in Bangla and English as per guidelines</p>
<p>Mid Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 weeks)</i></p>	<p>Remove temporary structure from roof top.</p> <p>Produce proper drawing and plans to create horizontal and vertical fire-rated separation for stairways of appropriate specifications, grills, storage and assembly areas, lift lobby, offices, work areas. Also design to ensure proper separation of high risk areas (e.g., generator, boiler, transformer and substation rooms) as per guidelines.</p> <p>Remove all collapsible gates/roller shutters. Produce design drawings to demonstrate how stairways are to be made of adequate dimensions and appropriate specifications and to be converted into fire-rated enclosures equipped with fire-rated side swinging doors of required dimensions opening in the direction of travel at each floor.</p> <p>Produce design to install standard standpipe, hose and fire pump system.</p> <p>Provide design to install proper detection and alarm system.</p>
<p>Long Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 months)</i></p>	<p>Install horizontal and vertical fire-rated separation for stairways, grills, storage and assembly areas, lift lobby, offices, work areas.</p> <p>Ensure proper fire separation of high risk areas (e.g., generator, boiler, transformer and substation rooms) as per approved design</p> <p>Install fire rated enclosure and doors at exit to the stairs to prevent smoke and fire propagation as per approved design</p> <p>Install standard standpipe, hose and fire pump system.</p> <p>Install proper detection and alarm system.</p> <p>Provide fire rated enclosure, install self closing fire rated door as per guidelines.</p>

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**(B): Recommendations for Electrical Safety corrective actions:**

<p>Immediate</p> <p><i>(the factory should not continue to be occupied until these non-conformities have been rectified):</i></p>	N/A
<p>Short Term</p> <p><i>(Actions that must be incorporated into a Fire Safety Management Plan immediately (a week) and should be a regular activity</i></p>	<p>Ensure well-dressed cabling with lugs and remove loose cabling.</p> <p>Ensure earthing of panel body &amp; door with fitted condition.</p> <p>Provide distribution board as per guideline and put identification mark on distribution panel.</p> <p>Remove burn/broken/loose MCB/MCCB box/socket</p>
<p>Mid Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 weeks)</i></p>	<p>Provide separate service ducts for electrical cables.</p> <p>Provide new Emergency Lighting system</p> <p>Provide appropriate Lightening Protection System as per guidelines</p>
<p>Long Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 months)</i></p>	N/A