

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

Name of the Factory : Titash Garments International Ltd.
Address of the Factory : H-79, Block-C & D, New Airport Road, Banani, Dhaka
Present Status of the Factory : Under Operation
Structural Assessment Conducted by : BUET
Date of Structural Inspection : 24th December 2013

BASIC INFORMATION:

The two adjacent seven story mixed occupancy buildings (79 C and 79 D) are used by the three RMG factories in different floors. The following information was noted:

- i. Building Usage Type : Garment Factory (mixed occupancy).
- ii. Structural System : RC Frame Building (internal long direction beams are absent in five upper floors)
- iii. Floor System : The 1st floor and the upper five floors are one way slabs (internal long direction beams are absent). The second floor is two way slab.
- iv. Floor Area : Approximately (6784 sft of D + 6784 sft of C) 13568 sft per floor
- v. No. of Stories : Seven story building
- vi. Construction Year : Up to seven story in 1996-2000
- vii. Foundation Type : Individual shallow foundation (as per drawing)
- viii. Design Drawings : Available (prepared as-built drawings)
- ix. Soil Boring Report : Available (done in 1996)
- 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 to prepare and submit the load plan for all floors within three weeks for approval
- Mid Term (6-weeks) : The factory owner shall carry out the repair of the distresses within four weeks
- Long Term (6-months) : Because of irregularity of the system, it is recommended to have a Detail Engineering Assessment (DEA) of the structure within six months

Name of the Factory : Titash Garments International Ltd.
Fire & Electrical assessment conducted by : BUET
Date of Fire & Electrical Inspection : 18 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
--	-----

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

<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>Remove all combustible materials from generator room.</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. 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>Install command station 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>	<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>

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

(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 & 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 Lightning 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