

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

Name of the Factory : Cut N Sew Ltd.
Address of the Factory : "A. AM Plaza" at 76, D.I.T Road, Malibagh, Dhaka
Present Status of the Factory : Under Operation
Structural Assessment Conducted by : BUET
Date of Structural Inspection : 21st November 2013
Fire & Electrical Assessment Conducted by : BUET
Date of Fire & Electrical Inspection : 6th December 2013

BASIC INFORMATION:

The present garment factory is housed on the upper 3rd to 11th floors of an 11 storied commercial (shopping complex) building with a basement floor. The following information was noted:

- i. Building Usage Type : Garments Factory + Shopping Centre
- ii. Structural System : R.C. beam column frame structure
- iii. Floor System : Edge supported R.C. solid floor slab system with R.C. beam at the edges
- iv. Floor Area : Approx. 6600 sft per floor with a total of 79200 sft (as per architectural drawing)
- v. No. of Stories : 11 (Eleven) + Basement
- vi. Construction Year : 1998-2000
- vii. Foundation Type : Raft resting on stiff clay soil (as per foundation drawing and geotechnical investigation report)
- viii. Design Drawings : Available
- ix. Soil Investigation Report : Available, Done in June 1989 by Subsoil Engineering & Construction Co., 39 New Elephant Road, Dhaka
- x. Construction Materials : Reinforced Concrete (stone chips + 40 grade deformed steel bars).
- xi. Generator : Located at the basement of the 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) : Ensure that the intensity of load does not exceed 60 psf (3.0kN/m²) in all floors.
- Mid Term (6-weeks) : None
- Long Term (6-months) : None

The recommendations for **Fire & Electrical Safety** corrective action are:

(A): Recommendations for Fire Safety corrective actions:

Immediate (the factory should not continue to be occupied until these non-conformities have been rectified):	N/A
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<p>Short Term <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 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 <i>(The remedial works indicated must be carried out within a period of 6 weeks)</i></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, basement, 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>Install command station as per guidelines.</p>
<p>Long Term <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 of appropriate specifications, grills, storage and assembly areas, basement, 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 of appropriate dimensions 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>

(B): Recommendations for Electrical Safety corrective actions:

<p>Immediate <i>(the factory should not continue to be occupied until these non-conformities have been rectified):</i></p>	<p>N/A</p>
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<p>Short Term <i>(Actions that must be incorporated into a Fire Safety Management Plan immediately (a week) and should be a regular activity)</i></p>	<p>Provide instructions for first aid and artificial respiration from exposure to electrical shock.</p> <p>Provide cover on the cable trench and rubber mat in front of the panel.</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>Mid Term <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 <i>(The remedial works indicated must be carried out within a period of 6 months)</i></p>	<p style="text-align: center;">N/A</p>