

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

Name of the Factory	: Ahad Fashion Ltd. (Building-01)
Address of the Factory	: Swapnil Tower, Baipail, Natun Para, Ashulia, Savar, Dhaka
Present Status of the Factory	: Under Operation
Structural Assessment Conducted by	: BUET
Date of Structural Inspection	: 13 th November 2014

BASIC INFORMATION:

The factory building is basically housed in 2 buildings. The building situated at the west side is designated as **Building 1** and the other building situated at the east side is designated as **Building 2**. The following information can be presented for building 1:

i.	Building Usage Type	: Garment factory building.
ii.	Structural System	: Tin shed (south part) and RC Frame Building (north part)
iii.	Floor System	: Edge supported RCC slabs (north part)
iv.	Floor Area	: Approximately 14000 sft
v.	No. of Stories	: One story tin shed (south part) and two stories RC beam-column frame structure (north part)
vi.	Construction Year	: 2006
vii.	Foundation Type	: Isolated footings (as reported)
viii.	Design Drawings	: Not Available
ix.	Soil Investigation Report	: Not Available
x.	Construction Materials	: Steel section and Reinforced Concrete; Coarse Aggregate: Brick Chips as reported
xi.	Generator	: Outside 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)	: The factory owner has to prepare and submit the load plan for all floors. Intensity of loading should not exceed 42 psf (2.0 kN/m ²).
Mid Term (6-weeks)	: The factory owner must take the approval from the concerned local authority.
Long Term (6-months)	: The Consultants recommend to prepare As-built Drawings of the different structural elements, foundation details and soil investigation report for the whole building within six months, since these are not available.

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

Name of the Factory	: Ahad Fashion Ltd.
Fire & Electrical assessment conducted by	: BUET
Date of Fire & Electrical Inspection	: 16 th November 2014

(A): Recommendations for Fire Safety corrective actions:

Fire Safety Issues	
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 <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 obstructions from all escape routes, aisles and passageways.</p> <p>Maintain minimum effective width of corridors, passageways and aisles.</p> <p>Remove all combustible materials from generator room</p> <p>Confirm adequate numbers of fire drills.</p> <p>Ensure that portable extinguishers are monitored and maintained at regular interval as per the Guidelines.</p> <p>Provide proper directional signs and exit signs in Bangla and English as per the Guidelines.</p>
<p>Mid Term <i>(The remedial works indicated must be carried out within a period of 6 weeks)</i></p>	<p>Prepare drawings to ensure adequate horizontal and vertical fire-rated separation with storage, offices, and work areas as per the Guidelines.</p> <p>Prepare plans to ensure all exit access doors are side-swinging type and open to the direction of traffic flow.</p> <p>Also show methods to ensure proper separation of high risk areas (e.g., generator rooms) as per the Guidelines.</p> <p>Provide design to install proper detection and alarm system.</p>
<p>Long Term <i>(The remedial works indicated must be carried out within a period of 6 months)</i></p>	<p>Ensure adequate horizontal separation with storage, offices, and work areas.</p> <p>Ensure all exit access doors are side-swinging type and open to the direction of traffic flow.</p> <p>Ensure proper separation of high risk areas (e.g., generator rooms) as per the Guidelines.</p> <p>Install proper detection and alarm system.</p>

(B): Recommendations for Electrical Safety corrective actions:

Electrical Safety Issues	
<p>Immediate <i>(the factory should not continue to be occupied until these non-conformities have been rectified):</i></p>	<p>N/A</p>
<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>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 insulating conduit for electrical cables.</p> <p>Provide new Emergency Lighting system.</p>

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Long Term <i>(The remedial works indicated must be carried out within a period of 6 months)</i>	N/A
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