

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

Name of the Factory	: AMAN WINTER WEARS LTD
Address of the Factory	: Nazimnagar, Hemayetpur, Savar, Dhaka, Bangladesh
Dhaka Present Status of the Factory	: Under Operation
Structural assessment conducted by	: Accord (Full report available at bangladeshaccord.org)
Date of Structural Inspection	: 9 June, 2014
Fire & Electrical assessment conducted by	: Accord (Full report available at bangladeshaccord.org)
Date of Fire & Electrical Inspection	: 5 June, 2014

Basic Information: The present garment factory is a commercial building with beam-column frame system. The following general information was noted:

i.	Building Usage Type	: Garment factory
ii.	Structural System	: R.C Beam and column frame with a 2-way solid slab
iii.	Floor System	: Beam slab
iv.	Floor Area	: The total floor area is 40,900 Sq.ft.
v.	No. of Stories	: 3 storied
vi.	Construction Year	: 2003
vii.	Foundation Type	: Unavailable
viii.	Design Drawings	: Available (Permit drawing)
ix.	Soil investigation Report	: Unavailable
x.	Construction Materials	: Unavailable
xi.	Generator	: Basement, Separated shed

Recommendations for Corrective Action: The recommendations of corrective action for both Structural and Fire & Electrical Safety are as follows:

The recommendations for Structural Safety corrective actions are:

Immediate (Now):

1. A Detailed Engineering Assessment is required to determine load bearing capacity of ground floor in vicinity of washing platform and machines.

Mid Term (Within 6 Weeks):

1. Implement any recommendations from DEA.
2. Detailed Engineering Assessments are required for various steel roofs.
3. A Detailed Engineering Assessment is required for the wooden platform in the lift core.

Long Term (Within 6 Months):

1. Implement any recommendations from DEAs.
2. Structural Engineer to assess load bearing capacity of each floor for the main building and provide correct loading plans.
3. Post loading plans at each floor of the main building and manage load.

The recommendations for Fire Safety corrective actions are:

Immediate (Within 1 month):

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1. Remove locking features from all egress doors / gates. If locks are required for security reasons, utilize special door locking features complying with NFPA 101.
2. Replace all gates / sliding doors along the means of egress with side-hinged, swinging egress doors. If locks are required for security reasons, utilize special door locking features complying with NFPA 101.

Short Term (Within 3 Months):

1. Separate the generator room by a minimum 2-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations.
2. Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction.
3. Provide minimum 1.5-hr fire rated doors and seal all unprotected openings to separate the exit stairs from work areas and other building spaces on all floor levels. Ensure that the fire doors are self-closing and positive latching and that they are provided with fire exit (panic) hardware where serving production floors. If fire doors are required to be held open for functional reasons, provide automatic closing devices tied to the fire alarm system.
4. Inspect, test and maintain the fire alarm system, and keep written records on-site, in accordance with NFPA 72.
5. Inspect, test and maintain the emergency lighting system in accordance with The ACCORD standard. Keep written records on-site.

Mid Term (within 6 Months): NA

Long Term (More than 6 months): NA

The recommendations for Electrical Safety corrective actions are:

Immediate (Within 1 month):

1. Cable terminating at generator output terminal box must be supported on riser and protected. Existing cables laid on floor may be installed in cable trench or on trays.
2. Generator frame must be connected to earth with proper size earth conductor. Solid copper conductor connecting to earth must be connected securely with loops.
3. Generator battery must be placed on the acid proof battery stand.
4. Clean the ducts and cover tightly with non-combustible materials.
5. Power cable must be terminated to panel with proper rigid protective cover and support on cable tray/riser laid over the floor.

Short Term (Within 3 Months):

1. Service cables passing through walls must be protected in steel pipe.

Mid Term (Within 6 months):

1. Service cables/lines from the transformer till it enters the building must be protected.

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Long Term (More than 6 months):

1. Pumps & electrical machinery must be installed in shed or indoor near the power source.