

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

Name of the Factory : Babui Tex Ltd.  
Address of the Factory : 79, School Road, Madah, Gazirchat, Ashulia, Savar, Dhaka  
Present Status of the Factory : Under Operation  
Structural Assessment Conducted by : BUET  
Date of Structural Inspection : 21<sup>st</sup> December 2014

### **BASIC INFORMATION:**

The factory building is a 6 storied RC structure with flat plate floors. The following information was noted:

- i. Building Usage Type : Garment factory
- ii. Structural System : Reinforced concrete structure with flat plate floors
- iii. Floor System : Flat plate floors
- iv. Floor Area : Approximately 8000 sq.ft per floor
- v. No. of Stories : 6 stories
- vi. Construction Year : 2006 as per verbal information
- vii. Foundation Type : Not available
- viii. Design Drawings : Not available
- ix. Soil Investigation Report : Available, dated May, 2005
- x. Construction Materials : Reinforced Concrete (with brick chips)
- xi. Generator : Outside 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) : None
- Mid Term (6-weeks) : The factory owner has been instructed to prepare and submit a load plan for vetting. Damping on roof should be properly taken care of.
- Long Term (6-months) : A Detail Engineering Assessment (DEA) has to be completed. Necessary remediation's after completion of DEA.

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

Name of the Factory : Babui Tex Ltd.  
Fire & Electrical assessment conducted by : BUET  
Date of Fire & Electrical Inspection : 25<sup>th</sup> 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>Remove temporary structures from roof top.</p> <p>Prepare drawings to ensure adequate horizontal and vertical fire-rated separation inside one floor and between different floors, e.g. separation with stairways, 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>Produce 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 doors.</p> <p>Also show methods to ensure proper separation of high risk areas (e.g., generator room) as per the Guidelines.</p> <p>Provide design to install standard standpipe, hose and fire pump system.</p> <p>Provide design to install proper detection and alarm system.</p> <p>Establish command station as per the Guidelines.</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 and vertical fire-rated separation inside one floor and between different floors, e.g. separation with stairways, 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>Install stairways of adequate dimensions and appropriate specifications and convert into continuous fire-rated enclosures equipped with fire-rated doors.</p> <p>Ensure proper separation of high risk areas (e.g., generator room) as per the Guidelines.</p> <p>Install standard standpipe, hose and fire pump system. Install proper detection and alarm system.</p>

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

<p align="center"><b>Electrical Safety Issues</b></p>	
<p>Immediate (the factory should not continue to be occupied until these non-conformities have been rectified):</p>	<p align="center">N/A</p>

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<p>Short Term (Actions that must be incorporated into a Fire Safety Management Plan immediately (a week) and should be a regular activity)</p>	<p>Provide instructions for first aid and artificial respiration from exposure to electrical shock.</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>Mid Term (The remedial works indicated must be carried out within a period of 6 weeks)</p>	<p>Provide new Emergency Lighting system.</p> <p>Provide appropriate Lightening Protection System as per guidelines.</p>
<p>Long Term (The remedial works indicated must be carried out within a period of 6 months)</p>	<p>N/A</p>