

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

Name of the Factory	: SILVETEX (Building 2)
Address of the Factory	: Ketabnagar, North Masdir, Narayanganj, Bangladesh.
Present Status of the Factory	: Under operation.
Structural Assessment Conducted by	: VEC
Date of Structural Inspection	: 18 October, 2015
Fire Assessment Conducted by	: VEC
Date of Fire Inspection	: 18 October, 2015
Electrical Assessment Conducted by	: VEC
Date of Electrical Inspection	: 18 October, 2015
BKMEA Membership No.	: 236

BASIC INFORMATION:

The present garment factory is a factory building with RCC beam column structure. The following information was noted:

- i. Building Usage Type : Garment Factory.
- ii. Structural System : RCC beam column system.
- iii. Floor System : RCC Beam slab.
- iv. Floor Area : 8000 sft (total area)
- v. No. of Stories : Two storied RCC
- vi. Construction Year : 1990-1991
- vii. Foundation Type : Could not be verified since foundation drawing and soil test report of the building was not available
- viii. Design Drawings : Not Available
- ix. Soil Investigation Report : Not Available
- x. Construction Materials : Brick aggregate.
- xi. Generator : Outside of the main 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:

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| Short Term (Immediate) | : N/A |
| Mid Term (6-weeks) | : N/a |
| Long Term (6-months) | : 1. Prepare full set of as built structural drawing, soil test report, and floor load plan and prepare/update calculations showing the structural adequacy of the floor system taking into account the factory design imposed loading and the as built structure. Factory management should take approval from proper authority. |

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

(A): Recommendations for Fire 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>	<p>N/A</p>
<p>Short Term</p> <p><i>(Actions that must be incorporated into a Fire Safety Management Plan immediately (1 ~ 2 weeks) and should be a regular activity</i></p>	<p>Fire drill shall be conducted quarterly (4 times a year) under the Fire Safety Plan. A record of such drills shall be kept in writing for at least 3 years for the inspection of fire brigade whenever called for.</p> <p>Factory need to have proper testing plan & record of fire safety equipment.</p> <p>Factory needs to have sufficient number and width (0.9 m) of marked aisles at all occupied floors. Lights in storage area need to be installed with protective covers and conduits.</p> <p>Combustibles are to be managed with good housekeeping. Storage facilities with no air-conditioning duct need to be at least 2.9 m and when used as a storage facility there needs to have a minimum clearance of one third the floor height from the ceiling to the top of the storage stack.</p> <p>All required means of exit or exit access in buildings or areas requiring more than one exit shall be signposted. The signs shall be clearly visible at all times, where necessary supplemented by directional signs.</p>
<p>Mid Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 weeks)</i></p>	<p>Factory needs to prepare as built drawing with floor machine layout showing means of escape with proper dimension.</p> <p>Factory needs to provide valid fire license with full occupied area.</p> <p>Fire manager/Director need to have safety training from proper authority & worker of the factory should as far as possible be trained for use fire extinguisher.</p> <p>All the exit doors need to be replaced by side swinging so that un-lockable doors can be opened easily in the direction of evacuation without the use of a key.</p> <p>Factory needs to ensure minimum clear width 0.90 m and height 2.0 m for all exits as per minimum requirements.</p>

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	<p>Factory needs to provide handrail on both sides of all the stairways.</p> <p>Factory needs to be installed with adequate illuminated emergency lighting in floors, exits & stairs. (Escape route).</p> <p>Emergency back-up power needs to be connected for critical fire safety system and not less than 30 minutes in case of failure of power supply.</p>
<p>Long Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 months)</i></p>	<p>Fire department pre-plan needs to be developed.</p> <p>Final exit route-1(Stair-1 route) need to be protected (1 hours rated construction with 45 min rated door) at each floor level entrance including ground floor working area, also need to be protected with generator at ground floor by 4 hours rated construction with 2 hours rated door/opening and need to have the protected escape route till to reach safe refuse area.</p> <p>Final exit route-3 (Stair-2 escape route)need to protect by 45 minutes fire rated doors at each floor level entrance, also needs to close the all the opening within 3m(the both) of the external staircase and need to protect by 4 hours rated construction with 2 hours rated opening/doors from the generator located beside the stair-2 at ground level or replace the generator in another safe place</p> <p>Boiler & generator room need to be protected with 4 hours rated construction & 2 hours rated opening / door of the building.</p> <p>All the stairs need to be protected with fire and smoke resistant enclosures and opening (2 hours rated enclosure and 1.5 hour rated door)and provide a protected route from all though the stairway to the final exits.</p> <p>Factory need to install centralized and automatic fire detection & alarm system on all occupied floors, including other tenanted floors of the building as per NTPA Guideline.</p>

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(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>	<p>Find out the cause (improper cable/over current selection, over loading, improper lug, improper cable joints, rusted connection, insulation damage, multiple cables at single point,) of overheating (> ambient+ 40°C) and take proper action. Ensure there is no break in the neutral wire in the form of a fuse unit throughout the wiring installation</p>
<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>Provide two separate and distinct connections of earthing for each generator.</p> <p>Ensure all distribution boards (including panel door) are earthed properly.</p> <p>Ensure over current protection device (circuit breaker/fuse) for each circuit/branch circuit.</p> <p>Ensure proper earthing connections at all electrical equipment. Clean interior components from dust and seal all openings within the enclosure to prevent dust and debris from entering.</p> <p>Install earthing pit for the factory with adequate provision for inspection of the earthing system</p>
<p>Mid Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 weeks)</i></p>	<p>Ensure appropriate number and type of safety signage and fire-fighting equipment at substation and generator room and graded rubber mats are required location.</p> <p>Provide Instruction board for first aid and artificial respiration in the generator room.</p> <p>Ensure distribution boards have a minimum clearance of 1 m (39 in) in front.</p> <p>Provide dedicated & adequate size of earthing with proper identification for each circuit from the earth busbar of distribution boards and ensure continuous earth path is back to main building intake.</p> <p>Rewire to ensure each incoming supply to an MCB has a dedicated supply from busbar. Avoid the use of multiple cables on outgoing side of MCB's.</p> <p>Replace wooden base with metal clad construction for mounting circuits and switch controls</p> <p>Ensure all electrical cables are sized according to capacity of</p>

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	<p>circuit breakers.</p> <p>Ensure cable joints are made in respect of conductivity, insulation and mechanical strength.</p> <p>Seal the openings remaining after wiring system passes through the elements of building construction according to the degree of fire resistance.</p> <p>Connect all metal in the building to the building earthing system.</p> <p>Find out the cause (improper cable/over current selection, over loading, improper lug, improper cable joints, rusted connection, insulation damage, multiple cables at single point,) of overheating { ambient+(20°C-40°C)} and take proper action.</p>
<p>Long Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 months)</i></p>	<p>Develop an electrical layout diagram and an as-built single line diagram detailing key components and capacity of the electrical system.</p> <p>Establish a periodical Insulation and earth Resistance Measurement Program and record the related testing data.</p> <p>Inspect electrical panel boards on an annual basis. Ensure overhead service connections to the building are led via adequate size and type of service masts.</p> <p>Ensure the generator room has adequate fire separation from the production area/main building.</p> <p>Provide adequate means of ventilation for the generator room based on the installed equipment considering fire barriers.</p> <p>Replace distribution boards with metal enclosed body. Ensure distribution boards have no opening and all live internal components are concealed properly.</p> <p>Provide dedicated & adequate size of neutral with proper identification for each circuit.</p> <p>Ensure each distribution board is provided with a circuit list and means of identification is provided as per list.</p> <p>Provide adequate support or mechanical guards for electrical equipment and wiring where necessary.</p>

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	<p>Provide proper cable terminator/connector for stranded conductors at its point of termination.</p> <p>Install separate distribution boards for lighting and power circuits.</p> <p>Install lightning protection system on the building.</p>
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