

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

Name of the Factory	: TORQUE FASHIONS LTD.
Address of the Factory	: Shadu Para, Paragaon, Ashulia, Savar, Bangladesh
Dhaka Present Status of the Factory	: Under Operation
Structural assessment conducted by	: Accord (Full report available at bangladeshaccord.org)
Date of Structural Inspection	: 12 May, 2014
Fire & Electrical assessment conducted by	: Accord (Full report available at bangladeshaccord.org)
Date of Fire & Electrical Inspection	: 15 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 2-way solid slab in this building only, 2. Steel construction elsewhere.
iii.	Floor System	: Beam slab
iv.	Floor Area	: Floor area of the two storied building is 17,730 Sq. Ft. per floor
v.	No. of Stories	: 2 storied
vi.	Construction Year	: 2008
vii.	Foundation Type	: Unavailable
viii.	Design Drawings	: Available (Permit drawing)
ix.	Soil investigation Report	: Unavailable
x.	Construction Materials	: Unavailable
xi.	Generator	: Northeast corner separate 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): NA

Mid Term (Within 6 Weeks):

1. Factory Engineer to review all steel structure anchorage details on site and provide design for any corrective works required.

Long Term (Within 6 Months):

1. Implement any corrective measures identified by Factory Engineer.
2. Factory Engineer to review the lateral stability of Building 1.
3. Any corrective measures identified to be implemented.

The recommendations for Fire Safety corrective actions are:

Immediate (Within 1 month):

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.

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2. Remove all storage from exit stairs and egress paths.
3. 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. Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction. Where separate storage rooms may not be feasible, provide defined storage areas and limit the storage arrangement as follows: Maximum height of 2.4m and maximum area of 23m². Separate areas of unenclosed combustible storage by a minimum clear distance of 3m.
2. Separate the boiler and generator rooms by a minimum 2-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations.
3. Provide minimum aisle widths of 36-in.
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):

1. Modify stair to discharge directly outside. Provide 2-hr fire-rated exit passageway leading directly outside (vestibules to separate any storage areas).

Long Term (More than 6 months):

1. Replace the fire alarm system with a new, listed addressable fire alarm system in accordance with NFPA 72.

The recommendations for Electrical Safety corrective actions are:

Immediate (Within 1 month):

1. Install the concrete slab or checkered plates on cable trench to ensure the required mechanical protection.
2. Phase barriers between different phases supplied by the breaker manufacturer must be installed to avoid arc flashing. Rearrange excessive cables and sharp bent cables shall be avoided such that no stress is imposed on the termination of the cable or insulation of the cable.

Short Term (Within 3 Months):

1. Install cable tray or ladder or conduit to support the service cables throughout the whole length.

Mid Term (Within 6 months): NA

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Long Term (More than 6 months): NA