

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

Name of the Factory	: VISION COMPOSITE KNIT LTD.
Address of the Factory	: B- 47, Purbo Rajashan, 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	: 26 May, 2014
Fire & Electrical assessment conducted by	: Accord (Full report available at bangladeshaccord.org)
Date of Fire & Electrical Inspection	: 1 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	: Floor area of the six storied building is 1221.28sq.m & floor area of the nine storied building is 1397.28sq.m
v.	No. of Stories	: 6 & 9 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	: Single story utility 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): NA

Long Term (Within 6 Months):

1. Building Engineer to advise as-built footing detail.
2. If necessary, carry out excavation to ascertain the actual layout of the footing.

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.
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):

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1. Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction.
2. 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.
3. Seal all penetrations and openings in exit stair enclosure walls to maintain the fire separation.
4. Separate the hazardous materials / flammable liquid storage room by a minimum 2- hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations.
5. Separate the buildings by minimum 1-hr fire-rated construction.
6. Reduce occupant load to not more than available exit capacity. Or provide additional exits.
7. Inspect, test and maintain the fire alarm system, and keep written records on-site, in accordance with NFPA 72.
8. 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. Breather oil cup must be filled with transformer oil to required level as instructed by the manufacturer.

Short Term (Within 3 Months):

1. Install covered cable tray for cable carrying on the floor to remove the cable insulation from damage.
2. The transformer must be installed with barrier walls between transformer and other panels. The walls must be fire resistant and should have height up to the ceiling or Assign a qualified engineer to design a required transformer room according to BNBC, Section-2.6.3.

Mid Term (Within 6 months): NA

Long Term (More than 6 months): NA