

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

Name of the Factory	: WINTEX FASHIONWEAR LTD
Address of the Factory	: B/29 Bhai Bhai Plaza, Khilkhet, Dhaka
Present Status of the Factory	: Under Operation
Structural assessment conducted by	: Accord
Date of Structural Inspection	: 22.MARCH.2014
Fire & Electrical assessment conducted by:	Accord
Date of Fire & Electrical Inspection	: February 25, 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	: Garments Factory
ii.	Structural System	: RCC beam slab
iii.	Floor System	: Beam slab
iv.	Floor Area	: Unavailable
v.	No. of Stories	: 11 stories.
vi.	Construction Year	: 1999
vii.	Foundation Type	: Not Applicable
viii.	Design Drawings	: Permitted but no data available
ix.	Soil investigation Report	: Unavailable
x.	Construction Materials	: Unavailable
xi.	Generator	: Separated

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:

1. Factory Engineer to review design, loads and columns stresses.
2. Verify insitu concrete stresses by cores from 4 internal columns. Immediately reduce stacking height of boxes and fabric to ensure total load does not exceed 3.0kPa.
3. Position the water tanks on levels 5 and 6 close to columns elsewhere in the building to distribute the load as per item 1.

Short Term (Within 6 Weeks):

1. Produce and actively manage a loading plan for all floor plates within the factory giving consideration to floor capacity and column capacity.
2. Detail Engineering Assessment to be completed
3. Mark the maximum allowable height of fabric and box stacking to ensure full compliance with specified design loads.
4. Building engineer to check, collect information and produce accurate and complete as-built documentation. (Can be completed as part of with item 1)
5. The factory engineer is to verify the capacity of beams and columns, as well as the walkway itself (Can be done at the same time as item 1)

Mid Term (Within 6 Months):

1. Continue to implement load plan.
2. Produce and actively manage a loading plan, ensuring maximum height of storage is adhered to in the long-term.
3. Carry out any remedial measures that the factory engineer considers necessary to ensure the long term stability of both the bridge and the building itself.
4. Consider applying a new waterproofing membrane.

Long Term: Not Needed

The recommendations for Fire Safety corrective actions are:

Immediate:

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. Remove all storage from exit stairs and egress paths.
3. Replace all gates 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 room by a minimum 2-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations.
2. Separate the generator room and the transformer room by a minimum 2-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations for each room.
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. Provide dedicated storage rooms separated by minimum 1-hr fire-rated construction. Where separate storage rooms are not feasible, provide defined storage areas and limit the storage arrangement as follows: - Maximum height of 2.4m and maximum area of 23m² - If sprinkler protected: maximum height of 3.66m and maximum area of 93m² Separate areas of unenclosed combustible storage by a minimum clear distance of 3m.