

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

Name of the Factory	: WISDOM ATTIRES LTD. (Building-2)
Address of the Factory	: Dapa, Idrakpur, Fatullah, Narayanganj
Present Status of the Factory	: Under operation.
Structural Assessment Conducted by	: VEC
Date of Structural Inspection	: 2 June, 2015
Fire Assessment Conducted by	: VEC
Date of Fire Inspection	: 2 June, 2015
Electrical Assessment Conducted by	: VEC
Date of Electrical Inspection	: 2 June, 2015
BGMEA & BKMEA Membership No.	: 699 & 51

BASIC INFORMATION:

The building is three storied dual system (both RCC beam column and RCC flat slab with drop panel) structure building. The following information was noted:

- | | |
|-------------------------------|---------------------------------------|
| i. Building Usage Type | : Garment Factory. |
| ii. Structural System | : Dual RCC beam column and Flat slab. |
| iii. Floor System | : RCC beam slab and flat plate. |
| iv. Floor Area | : 15500 sft (all floor). |
| v. No. of Stories | : 3 storied |
| vi. Construction Year | : Before 2005 |
| vii. Foundation Type | : Unknown |
| viii. Design Drawings | : Not Available |
| ix. Soil Investigation Report | : Not Available |
| x. Construction Materials | : Stone aggregate. |
| 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) | : |
| Mid Term (6-weeks) | : <ol style="list-style-type: none">1. Factory Engineer to review design, loads and columns stresses in the area identified above.2. Verify in situ concrete stresses either by 100mm dia. cores or existing cylinder strength data for [the identified columns] or [100mm dia. cores from 4 columns].3. Building engineer to assess light weight roof structure and confirm its ability to withstand all wind loading pressure suctions and uplift forces. |
| Long Term (6-months) | : <ol style="list-style-type: none">1. Produce and actively manage a loading plan for all floor plates within the factory giving consideration to floor capacity and column capacity.2. Prepare the as-built Structural drawing, Approval plan, machine |

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

lay-out plan, floor load plan, soil test report and Material test report by qualified structural engineer.

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>Factory needs to conduct fire drill quarterly (4 times a year) under the fire safety plan and needs to kept the written record of such drills for at least 3 years for the inspection of fire brigade whenever called for.</p> <p>All the firefighting equipment's need to test with proper documents.</p> <p>Factory needs to have marked aisles in all working floor according to 0.9m for one side seat and 1.0m for both side seat. Lights in storage area needed to be installed with protective covers and conduits.</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>Combustibles are to be managed with good housekeeping. Storage facilities with no air-conditioning duct shall be minimum 2.9 m and when used as a storage facility there shall be a minimum clearance of one third the floor height from the ceiling to the top of the storage stack.</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>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>Fire license needs to be updated for full occupied area.</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>

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

	<p>Provide handrail on both sides of stairways.</p> <p>Illuminated emergency light needs to be covered in all floors, exits, staircases and aisles. The intensity of illumination by means of escape lighting needs to be equal or more than 10 lux. The aisles need to be illuminated with escape lighting to a level of not less than 2.5 lux at floor level.</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>Factory needs to have a proper pre-plan for fire department. Storage area need to be protected with 4 hours rated construction and 2 hours rated opening or doors.</p> <p>Boiler room needs to be fire separated with 4 hours fire rated enclosure and 2 hours rated opening having direct access from outside.</p> <p>Generator room needs to be fire separated with 4 hours fire rated enclosure and 2 hours rated opening having direct access from outside.</p> <p>All the stairs (Stair-1&2) need to be protected with fire and smoke resistant enclosures and opening (2 hours rated enclosure and 1.5 hour rated door) and provide the protected route from all through the stairway to the final exits.</p> <p>Factory needs to protect the lift with 2 hours rated enclosure & 1hour rated auto closing fire door</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> <p>The factory need to install manually operated electrical fire alarm system and automatic fire alarm system with single or multiple call boxes on all occupied floors, including other tenanted floors of the building.</p> <p>Factory needs to install control panel for centralized automatic fire detection and alarm system in the command station at the entrance lobby of the factory premises.</p> <p>Factory need to install proper standpipe system having at least 75 mm diameter of riser.</p> <p>Factory need to ensure the minimum pressure for standpipes</p>

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

	<p>supplying a 50mm or larger hose shall be at least 300 Kpa. For standpipe supplying first aid hose (38mm nominal) may have a minimum pressure of 200 Kpa.</p> <p>Factory needs to be installed with Siamese connection for to the standpipe system located outside the building and accessible to the fire department connection.</p> <p>Factory needs to install dedicated fire pump with sufficient capacity and backup power.</p> <p>Factory needs to have sufficient water storage capacity to get adequate pressure to feed fire-fighting equipment and at least 1900ltr x 75min=142500 liters water storage tank.</p>
--	---

(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.</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>Remove all unused cables from distribution boards and make sure all necessary cables are properly terminated at its point of termination using appropriate size and type of lug.</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 debris and seal all openings within the enclosure to prevent dust and debris from entering.</p> <p>Ensure inspection of all earthing system is being completed and documented.</p>
<p>Mid Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 weeks)</i></p>	<p>Install appropriate number and type of safety signage and fire-fighting equipment at substation and generator room. Also ensure graded rubber mats are provided in front of all distribution boards.</p>

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

	<p>Provide Instruction board for first aid and artificial respiration in the substation room and generator room.</p> <p>Fill the transformer breather with fresh Silica gel and oil cup with fresh Oil.</p> <p>Ensure distribution boards have a minimum clearance of 1 m (39 in) in front.</p> <p>Install circuit breakers in proper way and proper place to ensure safe installation.</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 avoid the use of multiple cables from incoming and outgoing side of MCB's/MCCB's.</p> <p>Replace wooden boxes and bases with metal enclosure for mounting the switch board and circuit breakers.</p> <p>Consult with a qualified electrical engineer and ensure all electrical wiring/cables are sized according to capacity of circuit breakers.</p> <p>Provide adequate covers on cable channel.</p> <p>Avoid flexible cables for fixed wiring unless contained in an enclosure affording mechanical protection.</p> <p>Ensure cable joints are made in respect of conductivity, insulation and mechanical strength.</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</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>

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

<p><i>months)</i></p>	<p>Establish a periodical Insulation and earth Resistance Measurement Program and record the related testing data.</p> <p>Inspect electrical switchgear and panel boards on an annual basis.</p> <p>Ensure the generator room has adequate fire separation from the production area.</p> <p>Ensure distribution boards have no opening and all live internal components are concealed properly.</p> <p>Ensure distribution boards are installed in compliant locations in terms of height and access.</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> <p>Ensure surface/exposed wiring are run either horizontally or vertically with proper mechanical support and avoid wiring at an angle or hanging way with improper support.</p> <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>
-----------------------	---