

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

Name of the Factory	: Ayasha & Galeya Fashions Ltd.
Address of the Factory	: 24/Ka, Saheed Minar Road (4Th Floor), Kallyanpur, Dhaka, Bangladesh.
Present Status of the Factory	: Under Operation(But no production in visiting buet)
Structural Assessment Conducted by	: ACCORD
Date of Structural Inspection	: 2015-02-28
Fire Assessment Conducted by	: BUET
Date of Fire Inspection	: 2014-09-24
Electrical Assessment Conducted by	: BUET
Date of Electrical Inspection	: 2014-09-24
BGMEA Membership No.	: 4365

BASIC INFORMATION: The present garment factory is a six storied industrial building with beam columns frame structure. The following general information was noted:

i. Building Usage Type	: Garment factory
ii. Structural System	: Mix of flat slab and partial beam and slab construction
iii. Floor System	: Flat plate & beam slab
iv. Floor Area	: 311.66 sqm/floor (according to drawing)
v. No. of Stories	: 6 storied + one basement.
vi. Construction Year	: GF to 5th Floor at 1 st phase in 1992-1995. 6th to 8th Floor at 2 nd phase in 2005-2007.
vii. Foundation Type	: Not verified.
viii. Design Drawings	: Available.
ix. Soil Investigation Report	: Not verified.
x. construction Materials	: Stone chips.
xi. Generator	: Ground floor.

RECOMMENDATIONS FOR CORRECTIVE ACTION: Corrective action for structure are,

Short Term (Immediate)	: 1. The boiler should be relocated immediately. 2. Steel container with boiler room suspended to the north façade on the 7th floor needs to be removed. 3. Factory Engineer to carry out the appropriate removal method. 4. Detail Engineering Assessment of Factory to be commenced in particular Stability and foundation aspects to be investigated in detail.
Mid Term (6-weeks)	: 1. Detail Engineering Assessment to be completed. 2. As part of DEA requested in Item 2, the Factory Engineer is to review design, loads and columns stresses. 3. Verify insitu COLUMN concrete strengths (using min. 4 no. 100mm dia. cores) and existing reinforcement for all columns.

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4. Produce and actively manage a loading plan for all floor plates, giving consideration to floor capacity and column capacity.
5. Verify insitu SLAB concrete strengths (using min. 4 no. 100mm dia. cores) and existing reinforcement for all columns and slab at column locations.
6. Engineer to review all loading and instruct removal or reduction of loading as required.
7. Produce and actively manage a loading plan for all floor plates within the factory giving consideration to floor capacity and column capacity. (Refer to Item 2 & 3).

Long Term (6-months)

- : 1. Continue to implement load management plan.
2. Awning suspension structure on the south façade with the awning itself to be removed.
 3. Factory Engineer to carry out the appropriate removal method.
 4. Building Engineer to complete design check on stairs for full evacuation load.
 5. Building Engineer to assess level of corrosion and how this effects the structural capacity of elements.
 6. If required, repair / upgrade to support code loading.

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>
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<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>	<ul style="list-style-type: none"> • The RMG is under renovation work. No production process was going on. The work stations were found not organized. Following comments are made based on as found condition: • Remove all temporary obstructions from all escape routes, aisles and passageways. • Ensure minimum width of corridors, passageways and aisles. • Ensure adequate numbers of fire drills. • Ensure easy access to portable extinguishers and monitor and maintain the same at required interval as per guidelines. • Provide proper directional sign and exit sign in Gangland English as per guidelines.
<p>Mid Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 weeks)</i></p>	<ul style="list-style-type: none"> • Remove temporary structure from roof top. • Produce proper drawing and plans to create horizontal and vertical fire-rated separation for stairways of appropriate specifications, grills, storage, lift lobby, offices, work areas. • Remove all collapsible gates/roller shutters/sliding doors. • Produce design drawings to demonstrate how steel stairways are to be made of adequate dimensions and appropriate specifications and to be converted into fire rated separation equipped with fire-rated side swinging doors of required dimensions opening in the direction of traffic flow. • Produce design to install standard standpipe, hose and fire pump system. • Provide design to install proper detection and alarm system. • Install command station as per guidelines.
<p>Long Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 months)</i></p>	<ul style="list-style-type: none"> • Install horizontal and vertical fire-rated separation for stairways of appropriate specifications, grills, storage and assembly areas, lift lobby, offices, and work areas. • Install fire rated enclosure and doors of appropriate dimensions at exit to the stairs to prevent smoke and fire propagation as per approved design. • Install standard standpipe, hose and fire pump system. • Install proper detection and alarm system.

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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>N/A</p>
<p>Short Term (Actions that must be incorporated into a Fire Safety Management Plan immediately (a week) and should be a regular activity)</p>	<ul style="list-style-type: none"> • Renovation of Electrical connections were going on. No drawing was shown. No comment can be made at present.
<p>Mid Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 weeks)</i></p>	<ul style="list-style-type: none"> • Provide appropriate Lightning Protection System as per guidelines.
<p>Long Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 months)</i></p>	<p>N/A</p>