

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

Name of the Factory	: Speks Limited
Address of the Factory	: 76, Jahan , Building, (2nd Floor), Agrabad C/A,Chittagong
Present Status of the Factory	: Under operation.
Structural Assessment Conducted by	:
Date of Structural Inspection	:
Fire Assessment Conducted by	: VEC
Date of Fire Inspection	: 10 October, 2015
Electrical Assessment Conducted by	: VEC
Date of Electrical Inspection	: 10 October, 2015
BGMEA Membership No.	: 943

BASIC INFORMATION:

The factory consists of one number of 6 storied reinforce concrete building. The following information was noted:

- i. Building Usage Type : Garment Factory.
- ii. Structural System :
- iii. Floor System :
- iv. Floor Area :
- v. No. of Stories : 6 storied
- vi. Construction Year :
- vii. Foundation Type :
- viii. Design Drawings :
- ix. Soil Investigation Report :
- x. Construction Materials :
- xi. Generator :

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) | : |
| Long Term (6-months) | : |

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

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 need to have proper testing plan & record of fire safety equipment.</p> <p>Lights in storage area need to be installed with protective covers and conduits.</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>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>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>All the exit doors need to be replaced by side swinging so that unlockable doors can be opened easily in the direction of evacuation without the use of a key.</p> <p>Factory needs to be installed with adequate illuminated emergency lighting in floors, exits & stairs.(Escape route).</p> <p>Factory needs to have emergency backup power for critical fire safety system with sufficient capacity & arrangement according to NTPA Guideline.</p>
<p>Long Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 months)</i></p>	<p>Fire department pre-plan needs to be developed.</p> <p>Childcare needs to be separated from other occupancies (bonded ware house and sewing section) with 3 hours rated construction and 3 hours rated opening or door.</p> <p>Storage area need to be protected with 2 hours rated</p>

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

	<p>construction & 1.5 hours rated opening or doors.</p> <p>Boiler: Boiler room needs to be separated with finishing section by 4hr fire rated construction and 2 hrs rated opening/doors.</p> <p>All the stairs need to be protected with fire and smoke resistant enclosures and opening (2 hours rated enclosure and 1.5 hour rated door)and provide a protected route from all though the stairway to the final exits.</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 smoke detection & fire alarm system according to NTPA Guideline.</p> <p>Factory needs to install proper standpipe system with having at least 100 mm dia of riser.</p> <p>Factory need to ensure the minimum pressure for standpipes 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 to the standpipe system located outside the building and accessible for fire department connection.</p> <p>Factory needs to have dedicated fire pump with backup power system & sufficient capacity for achieve required pressure in the remote place of the factory.</p> <p>Factory need 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>
--	--

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

(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>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>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+ 40C) 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>Ensure all panel boards (including panel door) are earthed properly.</p> <p>Provide additional insulation for wiring exposed to external heat sources to protect cable.</p> <p>Ensure overcurrent protection device (circuit breaker/fuse) for each circuit/branch circuit.</p> <p>Clean interior components from dust and debris and seal all openings within the enclosure to prevent dust and debris from entering.</p> <p>Provide provision for inspection of all earthing system and ensure inspection 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>Post safety signage in the generator room and ensure graded rubber mats are provided in front of all panel boards.</p> <p>Provide Instruction board for first aid and artificial respiration in the generator room.</p> <p>Ensure distribution boards have a minimum clearance of 1 m (39 in) in front.</p> <p>Provide dedicated & adequate size of earthing with proper identification for each circuit and ensure continuous earth path is back to main building intake.</p> <p>Rewire to ensure each incoming supply to an MCB/MCCB has a dedicated supply from bus-bar. Avoid the use of multiple cables on outgoing side of MCB's/ MCCB's.</p> <p>Replace wooden base with metal clad construction for installing the circuit breakers.</p> <p>Ensure all electrical cables are sized according to capacity of circuit breakers.</p>

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

	<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 months)</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> <p>Establish a periodical Insulation and earth Resistance Measurement Program and record the related testing data.</p> <p>Inspect electrical panel boards on an annual basis.</p> <p>Ensure overhead service connections to the building are led via adequate size and type of service masts.</p> <p>Ensure the generator room has adequate fire separation from the main building.</p> <p>Ensure appropriate generator room size in order to properly access the generator to perform routine maintenance activities.</p> <p>Ensure panel boards have no opening and all live internal components are concealed properly.</p> <p>Ensure all panel boards are installed in compliant location in terms of height.</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 covers on cable channel.</p> <p>Provide proper cable terminator/connector for stranded conductors at its point of termination.</p>

Summary of Preliminary Assessment on Structural, Fire and Electrical Safety

	<p>Install separate distribution boards for lighting and power circuits.</p> <p>Install lightning protection system on the building.</p>
--	--