

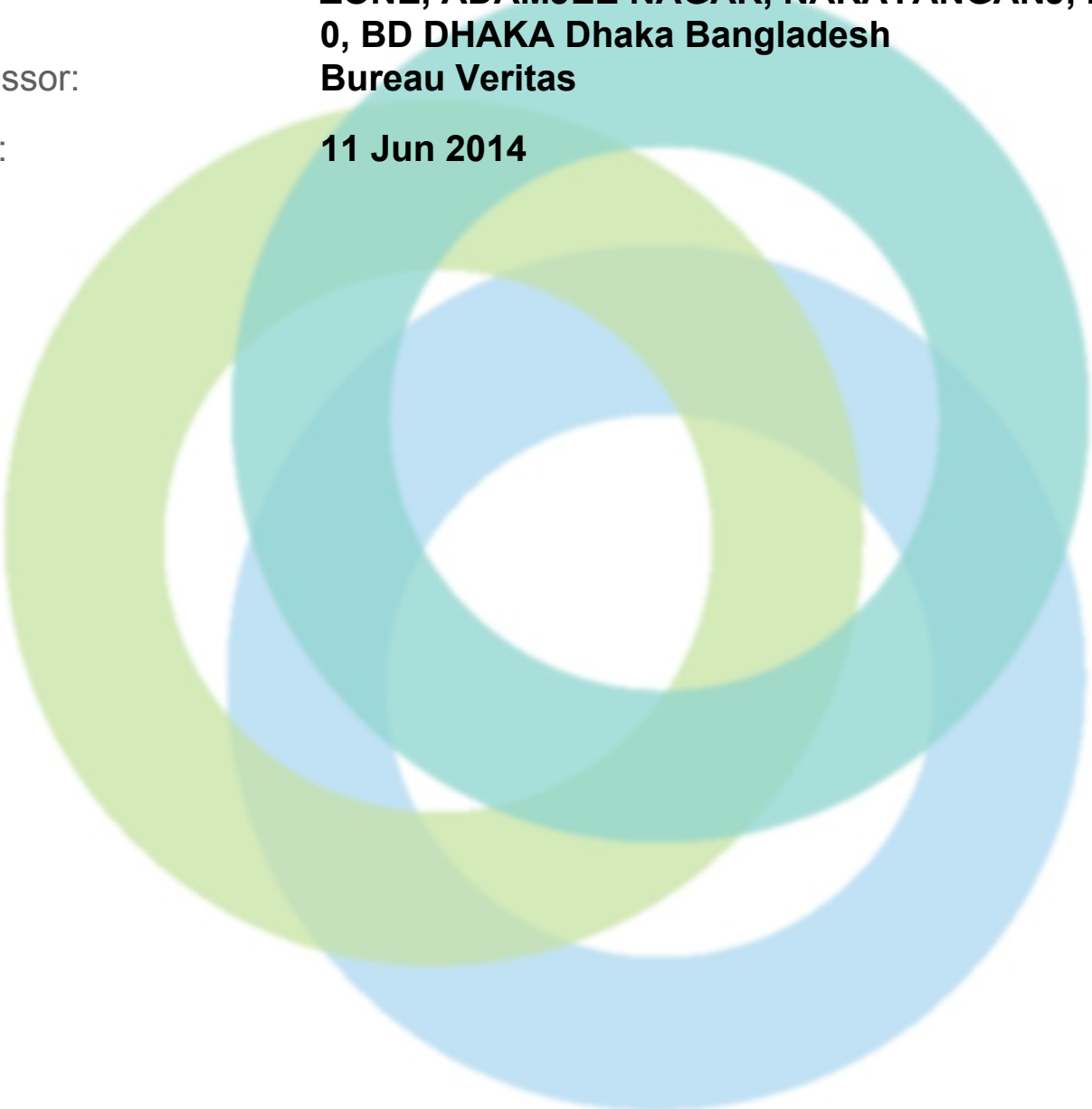
INITIAL STRUCTURAL INTEGRITY ASSESSMENT REPORT (SIAR)

Factory Name: **KWUNTONG APPARELS LTD (FASHION CITY)**

Address: **PLOT # 59-87, ADAMJEE EXPORT PROCESSING
ZONE, ADAMJEE NAGAR, NARAYANGANJ, DHAKA,
0, BD DHAKA Dhaka Bangladesh**

Assessor: **Bureau Veritas**

Date: **11 Jun 2014**





Introduction to the Report

The following report contains a site profile and summary of non-conformities identified during an onsite assessment commissioned by the Alliance for Bangladesh Worker Safety (Alliance) and conducted by a third-party Qualified Assessment Firm (QAF). The assessment was conducted against the Alliance for Bangladesh Worker Safety Assessment Protocols (APs) and Fire Safety and Structural Integrity Standard, which is harmonized with the factory assessment guidelines developed by Bangladesh University of Engineering and Technology (BUET) for the Bangladesh National Tripartite Plan of Action (NTPA). The goal of the Alliance process is to provide clear and practical technical requirements by which Bangladeshi Ready Made Garment (RMG) Factories producing for Alliance members may be consistently and fairly evaluated for fire, structural, and electrical safety in a non-duplicative manner. Each assessment will prompt action plans that will be used by RMG factories to systematically and sustainably improve safety conditions for garment workers. Beyond tracking and reporting on action steps taken in a transparent manner, the Alliance organization and its members will seek to further support factory improvements through technical assistance, training, implementation support for functional Worker Committees, and in some cases financial assistance and wage support for workers if factories are closed for remediation.

The contents of the report do not constitute a guarantee of compliance with the applicable laws, the Alliance Standard or the absolute or continued safety against fire, electrical and/or structural integrity issues that may lead to injury or loss of life. The report is designed to provide a non-exhaustive summary of risk issues, based on a limited sampling and duration of time onsite by the named QAF. Neither the QAF nor the Alliance can certify or guarantee the quality, outcome, or effectiveness of actions taken in response to the report.

For more information and report feedback please go to: www.bangladeshworkersafety.org.





GENERAL INFORMATION

General Information	
Factory Name:	KWUNTONG APPARELS LTD (FASHION CITY)
Address:	PLOT # 59-87, ADAMJEE EXPORT PROCESSING ZONE, ADAMJEE NAGAR, NARAYANGANJ, DHAKA, 0, BD DHAKA Dhaka Bangladesh
Country:	Bangladesh
Province:	Dhaka
City:	DHAKA
Zip Code:	1431
Audit Duration:	1 Days
Re-Audit:	Re-Audit After 0 Months
Draft Report Date :	11 Jun, 2014
Final Report Date :	25 Nov, 2014
Are all Action Items From Previous Assessment Completed?:	No
Buildings in Complex :	There are 7 buildings in the factory premises out of which four are main production buildings and three are ancillary buildings. The buildings are named as: 1) Factory Building-1 (Single story prefabricated shed with mezzanine floor), 2) Factory Building-2 (Single story prefabricated shed with mezzanine floor), 3) Warehouse (Single story prefabricated shed), 4) Admin Building (Single story prefabricated shed with mezzanine floor), 5) Utility Building (Single story prefabricated shed), 6) Security Guard Building (Single story RCC building), 7) Under construction Raw Material Store (Single story prefabricated shed).
Number of Building Levels (Stories) :	1) Factory Building-1 (Single story prefabricated shed with mezzanine floor): Stories above grade: 1, Stories below grade: 0, Occupied levels: 1, 2) Factory Building-2 (Single story prefabricated shed with mezzanine floor): Stories above grade: 1, Stories below grade: 0, Occupied levels: 1, 3) Warehouse (Single story prefabricated shed): Stories above grade: 1, Stories below grade: 0, Occupied levels: 1, 4) Admin Building (Single story prefabricated shed with mezzanine floor): Stories above grade: 1, Stories below grade: 0, Occupied levels: 1, 5) Utility Building (Single story prefabricated shed): Stories above grade: 1, Stories below grade: 0, Occupied levels: 1, 6) Security Guard Building (Single story RCC building): Stories above grade: 1, Stories below grade: 0, Occupied levels: 1.
Approximate Building Area (SF) :	Total area of all buildings in the factory premises: 214812 sft. Building wise breakdown as follows: 1) Factory Building-1 (Single story prefabricated shed with mezzanine floor): 72874.00 sft (Ground floor: 64229.00 sft, Mezzanine floor: 8645.00 sft), 2) Factory Building-2 (Single story prefabricated shed with mezzanine floor): 72874.00 sft (Ground floor: 64229.00 sft, Mezzanine floor: 8645.00 sft), 3) Warehouse (Single story prefabricated shed): 44385.00 sft, 4) Admin Building (Single story prefabricated shed with mezzanine floor): 18830.00 sft (Ground floor: 15330.00 sft, Mezzanine floor: 3500.00 sft), 5) Utility Building (Single story prefabricated shed): 5649.00 sft, 6) Security Guard Building (Single story RCC building): 200.00 sft.



Date of Building Construction :	Factory personnel informed the date of construction as follows: 1) Factory Building-1 (Single story prefabricated shed with mezzanine floor): Started in February-2007 and finished in December-2008, 2) Factory Building-2 (Single story prefabricated shed with mezzanine floor): Started in 2009 and finished in 2010, No record of construction for other structures is found from factory personnel.
Date of Last Building Renovation/Addition :	No record for date of renovation or addition was found from factory personnel.
Is the Building mixed use?:	No
Ancillary Structures in Complex :	1) Utility Building (Single story prefabricated shed), 2) Security Guard Building (Single story RCC building).
Number of Ancillary Levels (Stories) :	1) Utility Building (Single story prefabricated shed): Stories above grade: 1, Stories below grade: 0, Occupied levels: 1, 2) Security Guard Building (Single story RCC building): Stories above grade: 1, Stories below grade: 0, Occupied levels: 1.
Approximate Ancillary Structures Area (SF) :	1) Utility Building (Single story prefabricated shed): 5649.00 sft, 2) Security Guard Building (Single story RCC building): 200.00 sft.
Number of Occupants :	Total number of occupants: 3127. 1) Factory Building-1 (Single story prefabricated shed with mezzanine floor): 1377 (Ground floor: 1328, Mezzanine floor: 49), 2) Factory Building-2 (Single story prefabricated shed with mezzanine floor): 1495 (Ground floor: 1446, Mezzanine floor: 49), 3) Warehouse (Single story prefabricated shed): 77, 4) Admin Building (Single story prefabricated shed with mezzanine floor): 168 (Ground floor: 135, Mezzanine floor: 33), 5) Utility Building (Single story prefabricated shed): 5, 6) Security Guard Building (Single story RCC building): 5.
Exterior Facade Description :	Building-01(Admin): The exterior walls are made of brick and glass masonry. The main door of the building made of glass. Building-02(Warehouse): The exterior walls are made of brick masonry, all the doors are metallic, and there are no windows. Building-3&4(Main production): The exterior walls are infill masonry walls in between the frames. All the doors are metallic, there are no windows, but there are ventilators. All the exterior masonry has plaster and is painted. No cracks were observed in the exterior masonry walls.
Structural System Description :	Building-01(Admin): The structure consists of a single-story PEB moment-resisting steel frame with a mezzanine. The foundations consist of isolated footings for the columns. Building-02(Warehouse): The structure of this single-story building consists of steel trusses supported on RCC columns. The foundations consist of isolated footings for the columns. Building-3&4(Main production): These two single-story buildings have mezzanines. The structures consist of a combination of moment-resisting frames (RCC frames in the area of the mezzanines, PEB steel frames), and steel trusses supported on columns. The foundations consist of isolated column footings and combined footings.



ASSESSMENT FINDINGS

Structural System Design

Question:	Are credible structural design documents available for review and kept on site?
Priority Level:	Medium
Non-Compliance Level:	2
Description:	A set of design documents for the four buildings are available on site for review. However, the design report is not available, which is required as per BNBC 2006 clause 1.9.1.1. Also, the identity (seal, signature, name, and professional membership ID) of the Structural Engineer and Architect of record are not complete.
Source of Findings:	Document Review: Document review reveals that a set of design documents are available for each of the four buildings on site for review. However, the design report is not available, which is required as per BNBC 2006 clause 1.9.1.1. Also, the identity of the Structural Engineer, Architect are not complete.
Suggested Plan of Action:	Have a qualified structural engineer prepare credible as-built documents based on the requirements of Part 8 Section 8.19 of the Alliance Standard.
Suggested Deadline Date:	20 Aug 2014
Standard:	Alliance Standard Part 8 Section 8.19 Required Structural Documentation for New and Existing Factories



Question:	Are Certificates of Occupancy available for review?
Priority Level:	Low
Non-Compliance Level:	1
Description:	The factory has not obtained the Certificate of Occupancy from the authority.
Source of Findings:	Document Review: Documentation reviewed.
Suggested Plan of Action:	Provide Certificates of Occupancy for review.
Suggested Deadline Date:	20 Aug 2014
Standard:	Alliance Standard Part 8 Section 8.3 Preliminary Structural Assessment

Structural System Construction



Question:	Have all areas of needed maintenance, including areas with efflorescence, dampness, standing water on rooftops, and corrosion been addressed.
Priority Level:	Medium
Non-Compliance Level:	3
Description:	Dampness was observed in the column and ceiling plaster of the dining area in Building-03, due to improper water proofing of the hand wash basin on the mezzanine floor.
Source of Findings:	Visual Assessment: Visually confirmed.
Suggested Plan of Action:	Under guidance from a qualified structural engineer, address all areas of needed maintenance by correcting the identified issues.
Suggested Deadline Date:	20 Aug 2014
Standard:	Alliance Standard Part 8 Section 8.26 Durability and Maintenance
Question:	If the building is currently being renovated or expanded, are the Construction Practices and Safety requirements of Section 9 being followed?
Priority Level:	Medium
Non-Compliance Level:	2
Description:	Building-05 is in under construction and the safety requirements are not being adequately addressed. For example: 1) Not using safety nets, 2) Workers not using safety equipments.
Source of Findings:	Visual Assessment: Visually confirmed.
Suggested Plan of Action:	The management should ensure that the construction and safety practices are being followed, as per BNBC Part 7 and the Alliance Standard 9.
Suggested Deadline Date:	20 Aug 2014
Standard:	Alliance Standard Part 9 Construction Practices and Safety.



Structural Safety Programs

Question:	Is a designated representative (Factory Load Manager), who is onsite full time, trained regarding the structural floor capacity, and serves as an ongoing vendor resource and monitor of operational factory floor loadings?
Priority Level:	Low
Non-Compliance Level:	3
Description:	There is no designated representative (Factory Load Manager), who is onsite full time, trained regarding the structural floor capacity, and who serves as an ongoing vendor resource and monitor of operational factory floor loading.

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Source of Findings:	Document Review: Documentation reviewed.
Suggested Plan of Action:	Designate a representative as the Factory Load Manager. The Factory Owner shall ensure that at least one individual, the Factory Load Manager who is located onsite full time at the factory, is trained in calculating operational load characteristics of the specific factory. The Factory Load Manager shall serve as an ongoing resource to RMG vendors and be responsible for ensuring that the factory operational loads do not at any time exceed the factory floor loading limits as described on the Floor Loading Plans.
Suggested Deadline Date:	06 Aug 2014
Standard:	Alliance Standards Part 8 Section 8.9 Factory Load Manager