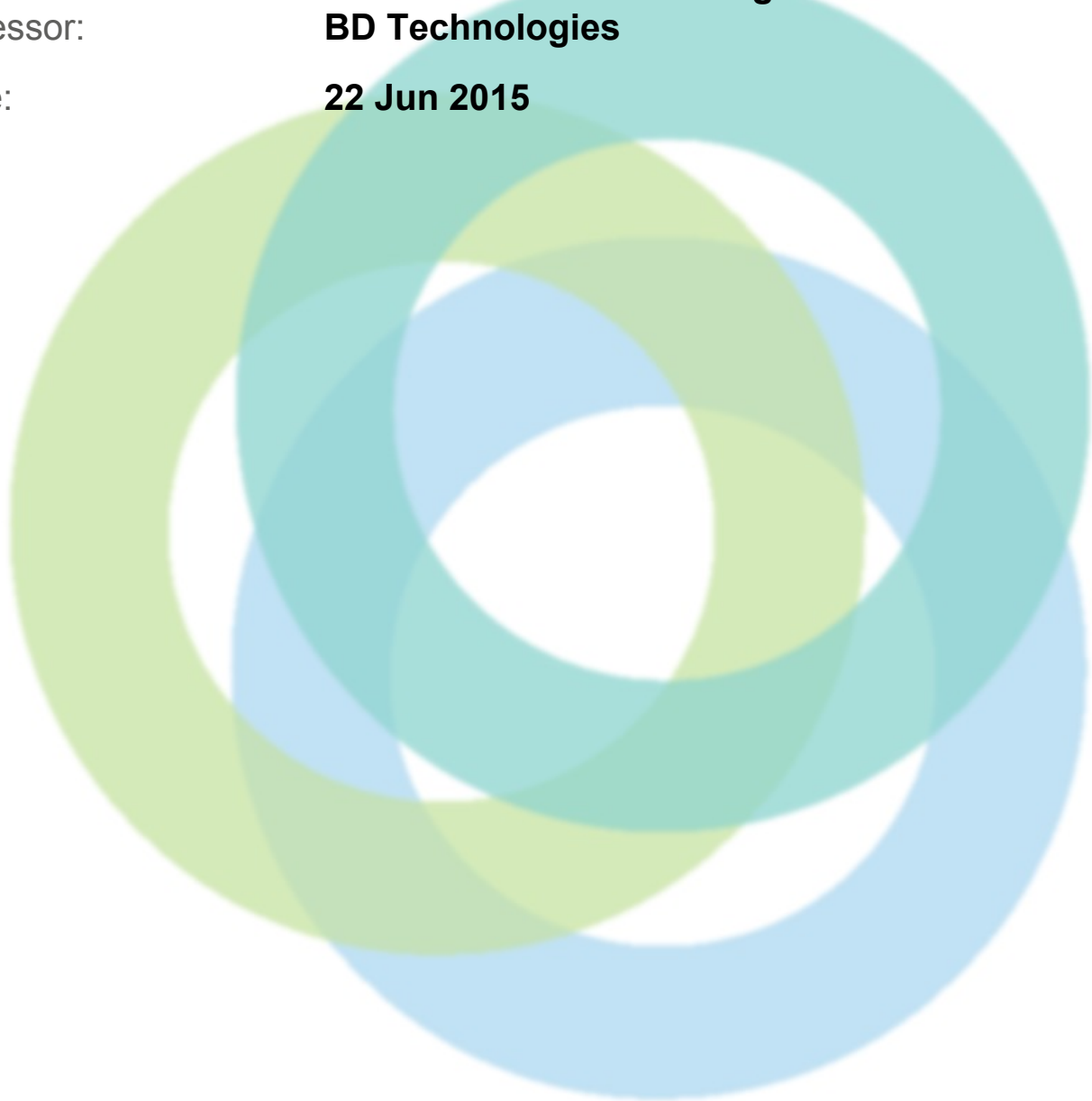


INITIAL STRUCTURAL INTEGRITY ASSESSMENT REPORT (SIAR)

Factory Name: **Jann Composite Mills Ltd**
Address: **Plot #04, Road 02, Ward 09 Abdullah Bag, North
Badda Dhaka Dhaka Bangladesh**
Assessor: **BD Technologies**
Date: **22 Jun 2015**





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:	Jann Composite Mills Ltd
Address:	Plot #04, Road 02, Ward 09 Abdullah Bag, North Badda Dhaka Dhaka Bangladesh
Country:	Bangladesh
Province:	Dhaka
City:	Dhaka
Zip Code:	1212
Audit Duration:	1 Days
Re-Audit:	Re-Audit After 0 Months
Draft Report Date :	25 June, 2015
Final Report Date :	30 July, 2015
Are all Action Items From Previous Assessment Completed?:	N/A
Buildings in Complex :	One Main Factory Building.
Number of Building Levels (Stories) :	Number of levels eight. 7-story R.C.C. building and above roof a steel shed.
Approximate Building Area (SF) :	Approximate Total Building Area = 22117 sq. ft.
Date of Building Construction :	The Building was Constructed within: 2009-2011
Date of Last Building Renovation/Addition :	No Renovation / Addition done.
Is the Building mixed use?:	No
Ancillary Structures in Complex :	There was no Ancillary structure in Complex.
Number of Ancillary Levels (Stories) :	There was no Ancillary structure in Complex.
Approximate Ancillary	There was no Ancillary structure in Complex.

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Structures Area (SF) :	
Number of Occupants :	Total No of Occupants = 540
Exterior Facade Description :	Brick masonry infill walls between structural elements (beams, slabs, columns) with aluminium framed glass windows.
Structural System Description :	Reinforced concrete moments frames with slabs between beams and beams between columns. Foundation system consists of Pile Foundation.
Issues were not found during the structural integrity assessment that required the Emergency Escalation Protocol (and referral to NTC Review Panel)?:	Yes



ASSESSMENT FINDINGS

Structural System Design

Question:	Are credible structural design documents available for review and kept on site?
Priority Level:	Medium
Non-Compliance Level:	3
Description:	A few as-built structural documents for the main factory building are available for review and kept on site but the documents are not credible as per BNBC part 6 section 1.9 and the requirements of Part 8 Section 8.19/8.20 of the Alliance Standard. Also the design report was not available in the factory.
Source of Findings:	Visual Assessment: Visual Assessment on Site visit 22nd June 2015.
Suggested Plan of Action:	Have a qualified structural engineer prepare credible as-built documents based on the requirements of Part 8 Section 8.19/8.20 of the Alliance Standard. The documents should be prepared for all buildings within the factory complex.
Suggested Deadline Date:	15 Sep 2015
Standard:	Alliance Standard Part 8 Section 8.19 Required Structural Documentation for New and Existing Factories
Question:	If built after 2006, can documented compliance with the seismic and wind requirements of the 2006 BNBC be provided?
Priority Level:	Medium
Non-Compliance Level:	3
Description:	Original structural drawings are not available. Some as-built drawings are available but are not in compliance with Part 8 Section 8.20 of the Alliance Standard and do not indicate compliance with the seismic and wind requirements of the 2006 BNBC.
Source of Findings:	Visual Assessment: Visual Assessment on Site visit 22nd June 2015.
Suggested Plan of Action:	Have a qualified structural engineer document compliance with the seismic and wind requirements stated in the 2006 BNBC.
Suggested Deadline Date:	15 Sep 2015
Standard:	Alliance Standards Part 8 Section 8.17 Design for Lateral Loads and 2006 BNBC Part 6 Section 1.5
Question:	Can documentation be provided that the building is compliant with the requirements for wind loading and storm surge loadings as detailed in BNBC



	Part 6 Section 1.5.3?
Priority Level:	Medium
Non-Compliance Level:	3
Description:	No credible documentation are available to indicate the building is compliant with the requirements for wind loading and storm surge loadings as detailed in BNBC Part 6 Section 1.5.3.
Source of Findings:	Visual Assessment: Visual Assessment on Site visit 22nd June 2015.
Suggested Plan of Action:	Engage a qualified structural engineer to confirm satisfactory structural performance of the buildings under wind loading.
Suggested Deadline Date:	15 Sep 2015
Standard:	2006 BNBC Part 6 Section 1.5. Compliance may be waived if the Factory Owner provides satisfactory evidence of a cyclone operations plan that includes full evacuation of the factory in advance of any approaching cyclone"
Question:	Have provisions been made in floors or decks for a concentrated load (such as heavy equipment, water tanks, stored materials, etc) applied at a location wherever this load acting upon an otherwise unloaded floor would produce stresses greater than those caused by a uniform load?
Priority Level:	Medium
Non-Compliance Level:	3
Description:	The concentrated load conditions were noted at 3rd floor finished goods store during the visual review. No evidence was available to indicate that the structural impact of these concentrated loads were considered.
Source of Findings:	Visual Assessment: Visual Assessment on Site visit 22nd June 2015.
Suggested Plan of Action:	Engage a qualified structural engineer to confirm and document that provisions have been made to accommodate concentrated loads. If provisions have not been made, have a qualified structural engineer develop a remediation plan.
Suggested Deadline Date:	15 Sep 2015
Standard:	Alliance Standard Part 8 Section 8.13 and 8.14
Question:	Where density of operations, storage of materials, or equipment weights require live load capacity in excess of 2.0 kN/m2 (42 psf), do the design documents confirm that the required load capacity exists? Or has the load capacity been analytically confirmed and certified by an Alliance-qualified structural engineer?
Priority Level:	Medium
Non-Compliance Level:	3





Description:	The design live loads was not mentioned in the available as-built structural drawings. The finished storage area at the 3rd floor of the main building, were evaluated and determined to create loading conditions in excess of 2.0 kN/m ² (42 psf).
Source of Findings:	Visual Assessment: Visual Assessment on Site visit 22nd June 2015.
Suggested Plan of Action:	Have a qualified structural engineer confirm that capacity to support the load is available. Load Plans complying with Alliance Standard Part 8 Section 8.20.4.3 should also be developed.
Suggested Deadline Date:	15 Sep 2015
Standard:	Alliance Standards Part 8 Section 8.15 Minimum Floor Design Loads
Question:	Are Certificates of Occupancy available for review?
Priority Level:	Low
Non-Compliance Level:	2
Description:	No certificates of occupancy are available for review.
Source of Findings:	Visual Assessment: Visual Assessment on Site visit 22nd June 2015.
Suggested Plan of Action:	Provide Certificates of Occupancy for review.
Suggested Deadline Date:	15 Sep 2015
Standard:	Alliance Standard Part 8 Section 8.3 Preliminary Structural Assessment

Structural System Construction

Question:	Is the structural system free of distress, settlement, shifting, or cracking in columns or walls?
Priority Level:	High
Non-Compliance Level:	2
Description:	Crack was found in several brick walls.
Source of Findings:	Visual Assessment: Visual Assessment on Site visit 22nd June 2015.
Suggested Plan of Action:	Have a qualified structural engineer provide further testing and analysis of distress, settlement, shifting, or cracking in walls and provide a remediation plan to correct noted issues.
Suggested Deadline Date:	15 Sep 2015
Standard:	Alliance Standard Part 8 Section 8.3.3






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:	2
Description:	The following areas of needed maintenance are not addressed: Standing water on rooftop, dampness and fading paint at exterior rooftop wall.
Source of Findings:	Visual Assessment: Visual Assessment on Site visit 22nd June 2015.
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:	15 Sep 2015
Standard:	Alliance Standard Part 8 Section 8.26 Durability and Maintenance
Question:	Are any structural elements constructed with MCAC exposed to rainfall or other sources of water sealed with a protective coating to prevent water intrusion?
Priority Level:	Medium
Non-Compliance Level:	2
Description:	Roof slab was unsealed and has no protective coating to prevent water intrusion.
Source of Findings:	Visual Assessment: Visual Assessment on Site visit 22nd June 2015.
Suggested Plan of Action:	Provide a protective coating at the structural elements constructed with MCAC exposed to rainfall or other sources of water. Have protective coating approved by the Alliance or a qualified structural engineer.
Suggested Deadline Date:	15 Sep 2015
Standard:	Alliance Standards Part 7 Building Materials Section 7.2 Masonry-chip aggregate concrete (MCAC).
Question:	Are all non-structural elements suspended from, attached to, or resting atop the structure adequately anchored and braced to resist earthquake forces?
Priority Level:	Medium
Non-Compliance Level:	2
Description:	Storage racks on the second floor of the main factory building were observed without seismic bracing.
Source of Findings:	Visual Assessment: Visual Assessment on Site visit 22nd June 2015.
Suggested Plan of	Adequately anchor and brace all non-structural elements to resist earthquake





Action:	forces to comply with the BNBC and Alliance Standard.	
Suggested Deadline Date:	15 Sep 2015	
Standard:	Alliance Standards Part 8 Section 8.18 Seismic Bracing of Key Non-Structural Elements and 2006 BNBC Part 6	
Question:	The exterior façade is free of cracking.	
Priority Level:	Low	
Non-Compliance Level:	2	
Description:	Cracking was observed in the exterior façade.	
Source of Findings:	Visual Assessment: Visual Assessment on Site visit 22nd June 2015.	
Suggested Plan of Action:	Have a qualified structural engineer provide further analysis of the identified cracks to determine the appropriate course of corrective action.	
Suggested Deadline Date:	15 Sep 2015	
Standard:	Alliance Standard Part 8 Section 8.2	

Structural Safety Programs

Question:	Is a program in place to ensure that the live loads for which a floor or roof is or has been designed will not be exceeded?	
Priority Level:	Medium	
Non-Compliance Level:	2	
Description:	There is no program in place to ensure that the live loads for which a floor or roof is or has been designed will not be exceeded.	
Source of Findings:	Visual Assessment: Visual Assessment on Site visit 22nd June 2015.	
Suggested Plan of Action:	Develop a program to ensure that all live loads for which a floor or roof has been designed for will not be exceeded. The designated Load Manager shall oversee this program and ensure it is enforced.	
Suggested Deadline Date:	15 Sep 2015	
Standard:	Alliance Standard Part 13 Section 13.7 and Part 8 Section 8.9.	
Question:	Have Load Plans been prepared for each floor documenting the actual maximum operational loading that is intended and/or allowable on each floor.	
Priority Level:	Low	
Non-Compliance Level:	2	



Description:	Load Plans have not been prepared for each floor documenting the actual maximum operational loading that is intended and/or allowable on each floor.
Source of Findings:	Document Review: Document reviewed during visit 22nd June 2015., Visual Assessment: Visual Assessment on Site visit 22nd June 2015.
Suggested Plan of Action:	Have a qualified structural engineer develop Floor Loading Plans per the requirements of Part 8 Section 8.20.5.3.
Suggested Deadline Date:	15 Sep 2015
Standard:	Alliance Standard Part 8 Section 8.10 Floor Loading Plans (Load Plans)
Question:	Are Floor Load Plans posted as required?
Priority Level:	Low
Non-Compliance Level:	2
Description:	Floor Load Plans are not posted as required.
Source of Findings:	Visual Assessment: Visual Assessment on Site visit 22nd June 2015.
Suggested Plan of Action:	Have a qualified structural engineer prepare load plans including the information required in Section 8.20 of the Alliance Standard. Floor load plans should be visibly posted on all levels of the building.
Suggested Deadline Date:	15 Sep 2015
Standard:	Alliance Standard Part 8 Section 8.20.5.3
Question:	Are areas used for storage of work materials and work products, clearly marked to indicate the acceptable loading limits as described in the Load Plan for that floor?
Priority Level:	Low
Non-Compliance Level:	2
Description:	Areas used for storage of work materials and work products are not clearly marked to indicate a acceptable loading limits.
Source of Findings:	Visual Assessment: Visual Assessment on Site visit 22nd June 2015.
Suggested Plan of Action:	Provide signage or the appropriate markings at all areas used for storage to indicate the acceptable loading limits detailed in the Load Plan.
Suggested Deadline Date:	15 Sep 2015
Standard:	Alliance Standard Part 8 Section 8.11 Floor Load Markings
Question:	Is a designated representative (Factory Load Manager), who is onsite full time, trained regarding the structural floor capacity, and serves as an ongoing

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	vendor resource and monitor of operational factory floor loadings?	
Priority Level:	Low	
Non-Compliance Level:	2	
Description:	There is no 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.	
Source of Findings:	Visual Assessment: Visual Assessment on Site visit 22nd June 2015.	
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 to ensure 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:	15 Sep 2015	
Standard:	Alliance Standards Part 8 Section 8.9 Factory Load Manager	