

# INITIAL STRUCTURAL INTEGRITY ASSESSMENT REPORT (SIAR)

Factory Name: **VENTURA (BANGLADESH) LIMITED**  
Address: **Plot 65-69, Sector 02 KEPZ, North Patenga  
KEPZ, Chittagong Chittagong Chittagong Bangladesh**  
Assessor: **Emkay Enterprises LTD**  
Date: **17 Sep 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](http://www.bangladeshworkersafety.org).





## GENERAL INFORMATION

General Information	
Factory Name:	VENTURA (BANGLADESH) LIMITED
Address:	Plot 65-69, Sector 02 KEPZ, North Patenga KEPZ, Chittagong Chittagong Chittagong Bangladesh
Country:	Bangladesh
Province:	Chittagong
City:	Chittagong
Zip Code:	4204
Audit Duration:	1 Days
Re-Audit:	Re-Audit After 0 Months
Draft Report Date :	12/11/2014
Final Report Date :	23/01/2015
Are all Action Items From Previous Assessment Completed?:	Yes
Buildings in Complex :	There are nine buildings in complex. Among these, main building-A has been assessed. Main Building B and C are not operational yet.
Number of Building Levels (Stories) :	The total number of levels from grade is 6.
Approximate Building Area (SF) :	The building area is approximately 214558 sft.
Date of Building Construction :	1. Main Building - 1 (Building A): 2011-2013; 2. Main Building - 2 (Building B); Under construction; 3. Main Building - 3 (Building C); 2013-2014; 4. Ancillary Building - 1 (Building D): 2013- 2014; 5. Ancillary Building - 2 (Garbage Store): 2014; 6. Ancillary Building - 3 (Transformer Building) 2013; 7. Ancillary Building - 4 (Fire Command Station): 2014; 8. Ancillary Building - 5 (Security Post -1): 2013; 9. Ancillary Building - 6 (Security Post -2): 2013.
Date of Last Building Renovation/Addition :	No renovation has been done in the structure.
Is the Building mixed use?:	No
Ancillary Structures in Complex :	There are six ancillary buildings in complex. Building D is under finishing work.



Number of Ancillary Levels (Stories) :	All are single storied, except Ancillary-1 (Building-D: 6-Storied RCC Building)
Approximate Ancillary Structures Area (SF) :	Total square footage is 53,479 SF; 1. Ancillary Building - 1 (Building D): 48,867 SF, (GF: 8,885 SF, 1st Floor: 4,442 SF, 2nd Floor: 8,885 SF, 3rd Floor: 8,885 SF, 4th Floor: 8,885 SF, 5th Floor: 8,885 SF); 2. Ancillary Building - 2 (Garbage Store): 2,360 SF; 3. Ancillary Building - 3 (Transformer Building): 1,140 SF; 4. Ancillary Building - 4 (Fire Command Station): 322 SF; 5. Ancillary Building - 5 (Security Post -1): 395 SF; 6. Ancillary Building - 6 (Security Post -2): 395 SF.
Number of Occupants :	The number of occupants is 936.
Exterior Facade Description :	The building is prefabricated steel structure with infilled masonry wall. Exterior face of the masonry wall is of plaster and paint works and free of cracks.
Structural System Description :	The building is prefabricated steel structure with infilled masonry wall.
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 Construction

Question:	Is the structural system free of distress, settlement, shifting, or cracking in columns or walls?	
Priority Level:	High	
Non-Compliance Level:	1	
Description:	There are no cracks in the columns. However, there are some masonry cracks in the walls which are not affecting the performance of the structure.	
Source of Findings:	Visual Assessment: Visual of structure.	
Suggested Plan of Action:	Have a qualified structural engineer provide further testing and analysis of distress, settlement, shifting, or cracking in columns or walls and, if necessary, provide a remediation plan to correct noted issues.	
Suggested Deadline Date:		
Standard:	Alliance Standard Part 8 Section 8.3.3	
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:	1	
Description:	The roof of the building is of MCAC aggregate but no protective sealing is available.	
Source of Findings:	Visual Assessment: Visual inspection of roof.	
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. Or provide 2% slope on the exposed surface to prevent accumulation of water.	
Suggested Deadline Date:	16 Dec 2014	
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:	1
Description:	In the store room, there are racks which are braced for earthquake force. 2 No.s Plastic Water Tanks of each 5000 litre capacities were found upon the roof top, which need bracing and proper anchorage.
Source of Findings:	Visual Assessment: Visual inspection of non-structural elements.
Suggested Plan of Action:	Adequately anchor and brace all non-structural elements to resist earthquake forces to comply with the BNBC and Alliance Standard.
Suggested Deadline Date:	16 Dec 2014
Standard:	Alliance Standards Part 8 Section 8.18 Seismic Bracing of Key Non-Structural Elements and 2006 BNBC Part 6

