REFERENCES

ABCB. (2005). International fire engineering guidelines. Canberra: Australian Building Codes Board.

Abowitz, A., & Toole, T. (2010). Mixed Method Research: Fundamental Issues of Design Validity, and Reliability in Construction Research. *Journal of Construction Engineering and Management, 136*(1), 108-116. doi:10.1061/ ASCE CO.1943-7862.0000026

Abrahams, J., & Stollard, P. (2002). *Fire from first principles: a design guide to building fire safety* (3rd ed.). London: Routledge.

Ada, M., Yüzer, N., & Ayvaz, Y. (2019). Postfire Damage Assessment of a RC Factory Building. *Journal of Performance of Constructed Facilities*, *33*(5), 04019047. doi:10.1061/(asce)cf.1943-5509.0001319

Aguirre, B. E., Torres, M. R., Gill, K. B., & Lawrence Hotchkiss, H. (2011). Normative collective behavior in the Station Building fire. *Social Science Quarterly*, *92*(1), 100-118. doi:10.1111/j.1540-6237.2011.00759.x

AirNow. (2017). How smoke from fires can affect your health. Retrieved from https://airnow.gov/index.cfm?action=smoke.index

Alam, M. S., Selvanathan, E. A., Selvanathan, S., & Hossain, M. (2019). The apparel industry in the post-multifiber arrangement environment: A review. *Review of Development Economics*, *23*(1), 454–474. https://doi.org/10.1111/rode.12556

Ali, A. S., Kamaruzzaman, N. S., & Salleh, H. (2009). The characteristics of refurbishment projects in Malaysia. *Facilities*, *27*(1/2), 56-65. doi: 10.1108/02632770910923090

Alkhazaleh, A., & Duwairi, H. (2015). Analysis of mechanical system ventilation performance in an atrium by consolidated model of fire and smoke transport simulation. *International Journal of Heat and Technology*, *33*(3), 121-126. doi:10.18280/ijht.330318

Alm, O., Witterseh, T., Clausen, G., Toftum, J., & Fanger, P. O. (1999). The impact of human perception of simultaneous exposure to thermal load, low-frequency ventilation noise and indoor air pollution. In *The 8th International Conference on Indoor Air Quality and Climate* . London: Construction Research Communications.

Amaratunga, D., Baldry, D., Sarshar, M., & Newton, R. (2002). Quantitative and qualitative research in the built environment: application of "mixed" research approach. *Work Study, 51*(1), 17-31. doi:10.1108/00438020210415488

American Society of Heating Refrigerating and Air Conditioning Engineers. (1981). *ASHRAE standard 55-81: Thermal comfort conditions for human occupancy*. Retrieved from website: https://www.ashrae.org/technical-resources/bookstore/standard-55-thermal-environmental-conditions-for-human-occupancy

American Society of Heating, Refrigerating and Air- Conditioning Engineers. (2004). *ANSI/ASHRAE 55: Thermal environmental conditions for human occupancy*. NY: Atlanta, USA.

Annerel, E., & Taerwe, L. (2011). NDT methods for the assessment of concrete structures after fire exposure. *Nondestructive Testing of Materials and Structures*, 773-778. doi:10.1007/978-94-007-0723-8_110

Appelbaum, M., Cooper, H., Kline, R. B., Mayo-Wilson, E., Nezu, A. M., & Rao, S. M. (2018). Journal article reporting standards for quantitative research in psychology: The APA Publications and Communications Board task force report. *American Psychologist, 73*(1), 3-25. doi:10.1037/amp0000191

Aronoff, S., & Kaplan, A. G. (1995). *Total workplace performance: Rethinking the office environment*. NY: Wdl Publications.

Arrue, B., Ollero, A., & Matinez de Dios, J. (2000). An intelligent system for false alarm reduction in infrared forest-fire detection. *IEEE Intelligent Systems, 15*(3), 64-73. doi:10.1109/5254.846287

Ary, D., Jacobs, L. C., Irvine, C. K., & Walker, D. A. (2018). *Introduction to research in education*. United States of America: Cengage Learning.

Astolfi, A., & Pellerey, F. (2008). Subjective and objective assessment of acoustical and overall environmental quality in secondary school classrooms. *The Journal of the Acoustical Society of America*, *123*(1), 163-173. doi:10.1121/1.2816563

Azad, T. A., Hasan, I., Saha, M. K., Ahmmed, R., Moni, S. J., & Kabir, H. (2018). Risk of Fire Disaster: Consequences on Industry Sectors in Bangladesh. *International Journal of Energy and Sustainable Development*, *3*(3), 52–63. Retrieved from http://files.aiscience.org/journal/article/pdf/70620029.pdf

Babangida, I Olubodun, F and Kangwa, J (2014) Building refurbishment: Holistic evaluation of barriers and opportunities In: Smith, S D (Ed.), *28th Annual ARCOM Conference*, 3-5 September 2012, Edinburgh, UK, Association of Researchers in Construction Management, 1289-1298

Bailey, C., Burgess, I., & Plank, R. (1996). Analyses of the effects of cooling and fire spread on steel-framed buildings. *Fire Safety Journal*, *26*(4), 273-293. doi:10.1016/s0379-7112(96)00027-6

Bayer, C. W. (2001). Causes of indoor air quality problems in schools: summary of scientific research. doi:10.2172/777701

Beranek, L. L. (1989). Application of NCB noise criterion curves. *Noise Control Engineering Journal*, *33*(2), 45. doi:10.3397/1.2827742

Blyth, A., & Gilby, A. (2012). *Guide to Post Occupancy Evaluation*. Retrieved from https://alastairblyth.files.wordpress.com/2012/01/poebrochurefinal06.pdf

BRE Centre for Sustainable Products. (2010). *Sustainable refurbishment – how to better understand, measure and reduce the embodied impacts*. Retrieved from https://www.bre.co.uk/filelibrary/Briefing_papers/98660-Sustainable-Refurb-Briefing-Paper.pdf

British Standard 15643-1 (2010). *General framework*. Sustainability of construction works – assessment of buildings Part1.

British Standard Institute. (2007). *BS EN 15251:2007-Indoor environmental input parameters for design and assessment of energy performance of buildings addressing indoor air quality, thermal environment, lighting and acoustics*.

Brushlinsky, N.N. Ahrens, M. Sokolov, S.V. and Wagner, P. (2017), "World fire statistics", CTIF, International Association of Fire and Rescue Services, No. 22, available at: www.ctif.org/sites/ default/files/ctif_report22_world_fire_statistics_2017.pdf (accessed 30 June 2019).

Bryner, N., Madrzykowski, D., & Grosshandler, W. (2007). Reconstruction the Station Nightclub fire-computer modeling of the fire growth and spread. In *International Interflam Conference*.

Bsen. (1995). *ISO 7730: Moderate thermal environments, determination of the PMV and PPD indices and specification of the conditions for thermal comfort*. NY.

Bukowski, R., & Séquin, C. (1997). Interactive simulation of fire in virtual building environments. *Proceedings of the 24th annual conference on Computer graphics and interactive techniques - SIGGRAPH '97*. doi:10.1145/258734.258757

Bulletin (2014), "World fire statistics", The Geneva Association, No. 29, available at: www. genevaassociation.org/research-topics/world-fire-statistics-bulletin-no-29 (accessed 30 June 2019).

Caia, G., Ventimiglia, F., & Maass, A. (2010). Container vs. dacha: The psychological effects of temporary housing characteristics on earthquake survivors. *Journal of environmental psychology*, *30*(1), 60-66.

Capon, D. S. (1983). Categories in architectural theory and design: derivation and precedent. *Design Studies*, *4*(4), 215-226. doi:10.1016/0142-694x(83)90056-x

Celik, T. (2010). Fast and efficient method for fire detection using image processing. *ETRI Journal*, *32*(6), 881-890. doi:10.4218/etrij.10.0109.0695

Central Bank of Sri Lanka. (2018). *National output, expenditure and income*. *Annual Report 2018*. https://doi.org/10.1063/1.2132316

Chang, C., & Huang, H. (2005). A water requirements estimation model for fire suppression: A study based on Integrated Uncertainty Analysis. *Fire Technology*, *41*(1), 5-24. doi:10.1007/s10694-005-4627-5

Cheng, L., Ueng, T., & Liu, C. (2001). Simulation of ventilation and fire in the underground facilities. *Fire Safety Journal*, *36*(6), 597-619. doi:10.1016/s0379-7112(01)00013-3

Choi, J. H., Aziz, A., & Loftness, V. (2009). Decision support for improving occupant environmental satisfaction in office buildings: The relationship between sub-set of IEQ satisfaction and overall environmental satisfaction. In *the 9th International Conference Healthy Buildings*. NY: Syracuse.

Chow, W. K. (2005). Building Fire Safety in the Far East. *Architectural Science Review*, *48*(4), 285-294. doi:10.3763/asre.2005.4836

Chow, W., & Zou, G. (2005). Correlation equations on fire-induced air flow rates through doorway derived by large eddy simulation. *Building and Environment*, *40*(7), 897-906. doi:10.1016/j.buildenv.2004.09.010

Clausen, G., Carrick, L., Fanger, P. O., Kim, S. W., Poulsen, T., & Rindel, J. H. (1993). A comparative study of discomfort caused by indoor air pollution, thermal load and noise. *Indoor Air*, *3*(4). Retrieved from DOI:10.1111/j.1600-0668.1993.00006.x

Clifton, G. C., & Feeney, M. J. (2004). Fire Engineering Application to Multi-Story Steel Structures. *Modern Steel Construction*, *44*(3), 59-66.

Colombo Municipal Council: Fire Service Department. (2017). *Mandatory structural fire protection and access requirements to be included in proposed building plans*. Retrieved from https://www.colombo.mc.gov.lk/downloads/Single-Window-Counter/Fire-Clearance-Certificate/Guidelines.pdf

Creswell, J. (2014). *Research design ; qualitative, quantitative, and mixed method approaches*. London, United Kingdom: SAGE Publications Ltd.

Daily News. (2019). Are we sitting on a time bomb with fire risk in buildings? Retrieved from http://www.dailynews.lk/2019/01/21/business/174840/are-we-sitting-time-bomb-fire-risk-buildings

Danielsson, C. B. (2019). Holistic office design. *Organizational Behaviour and the Physical Environment*, 37-63. doi:10.4324/9781315167237-3

Demir, G., Kablan, A., Avşar, Y., Alyüz, Ü., & Ökten, H. E. (2016). Railway noise pollution prevention in terms of regulations: Case study of Istanbul. *International Journal of Environmental Science and Development, 7*(3), 198-202. doi:10.7763/ijesd.2016.v7.767

Department of Community Medicine. (2016). *Report on situational analysis on occupational health and safety in Sri Lanka*. Retrieved from http://www.searo.who.int/srilanka/documents/situational_analysis_in_occupational_health_and_safety_in_sri_lanka.pdf

Di Bella, A., Fausti, P., Scamoni, F., & Secchi, S. (2012). Italian experiences on acoustic classification of buildings. In *INTER-NOISE and NOISE-CON Congress and Conference Proceedings*.

Ding, L., Drogemuller, R., Rosenman, M., Marchant, D., & Gero, J. (2006). Automating code checking for building designs-DesignCheck.

Disaster Management Centre, United Nations Development Programme in Sri Lanka, & United Nations Development Programme Regional Centre. (2012). *Sri Lanka national report on disaster risk, poverty and human development relationship*. Retrieved from https://www.preventionweb.net/english/hyogo/gar/background-papers/documents/Chap3/Asia-overview/Sri-Lanka-DRAFT-march-09.pdfnd-papers/documents/Chap3/Asia-overview/Sri-Lanka-DRAFT-march-09.pdf

Douglas, J. (1996). Building performance and its relevance to facilities management. *Facilities, 14*(3/4), 23-32. doi:10.1108/02632779610112508

East Asia Pacific. (2013). 8 killed in Bangladesh garment factory fire. Retrieved from https://www.voanews.com/east-asia-pacific/8-killed-bangladesh-garment-factory-fire

East Asia Pacific. (2016). Fire at India garment factory kills at least 13 workers. Retrieved from https://www.voanews.com/east-asia/fire-india-garment-factory-kills-least-13-workers

EffectiveSOFTWARE. (2017, May 30). *Learning from history: A lesson in fire safety*. Retrieved from https://www.effective-software.com/blog/learning-from-history-a-lesson-in-fire-safety

Egbu, C., Young, B. and Torrance, V. (2002). Refurbishment management practices in the shipping and construction industries — lessons to be learned. *Building Research & Information*, 24(6), pp.329-338.

Export Development Board (EDB). (2012). *Industry capability report of export development board*.

Export Development Board. (2014). *Industry capability report*. Retrieved from https://www.srilankabusiness.com/pdf/industry_capability_reports/apparel-2017.pdf

Fanger, P. O. (1982). *Thermal comfort: Analysis and applications in environmental engineering*.

Félix, D., Monteiro, D., Branco, J. M., Bologna, R., & Feio, A. (2014). The role of temporary accommodation buildings for post-disaster housing reconstruction. *Journal of Housing and the Built Environment*, *30*(4), 683-699. doi:10.1007/s10901-014-9431-4

Fellows, R & Liu, A. (2003). *Research Methods for Construction*. 2nd ed. London: Blackwell Science Ltd.

Frontczak, M., & Wargocki, P. (2011). Literature survey on how different factors influence human comfort in indoor environments. *Building and Environment*, *46*(4), 922-937. doi:10.1016/j.buildenv.2010.10.021

Gane, V., & Haymaker, J. (2010). Benchmarking current conceptual high-rise design processes. *Journal of Architectural Engineering*, *16*(3), 100-111. doi:10.1061/(asce)ae.1943-5568.0000017

Garcia, M. M., Ahmed, A., & Mcgough, D. (2017). Non-invasive approaches for low energy retrofit of buildings: Implemetation, monitoring and simulation in a living lab case study. *Structural Studies, Repairs and Maintenance of Heritage Architecture XV*, *171*, 183–192. https://doi.org/10.2495/STR170161

Gillott, M., & Spataru, C. (2010). Materials for energy efficiency and thermal comfort in buildings.

Gomes, V., Saade, M., Lima, B., Mininel, L., & Silva, M. (2014). Life beyond operational stage: Exploring lifecycle zero energy definitions. In *The 17th Rinker International Conference*. Gainesville, FL.

Greenwood, D., Lockley, S., Malsane, S., & Matthews, J. (2010). Automated compliance checking using building information models. In *Proceedings of the Construction, Building and Real Estate Research Conference of the Royal Institution of Chartered Surveyors Held on 2-3 September 2010 in Paris, France*.

Grosshandler, W., Bryner, N. D., & Madrzykowski, K. K. (2005). *Report of the technical investigation of the Station Nightclub fire,. .* Washington, DC.

Hadjisophocleous, G. V., Benichou, N., & Tamim, A. S. (1998). Literature review of performance-based fire codes and design environment. *Journal of Fire Protection Engineering*, *9*(1), 12-40. doi:10.1177/104239159800900102

Hajibabai, L., Delavar, M. R., Malek, M. R., & Frank, A. U. (2006). Spatial cognition and wayfinding strategy during building fire. *Cognitive Processing*. doi:10.1007/s10339-006-0060-z

Halliday, J., & Booth, R. (2018, September 21). 'We're sitting on a timebomb': tower block residents on life after Grenfell. Retrieved from https://www.theguardian.com/uk-news/2018/mar/16/sitting-on-a-timebomb-tower-block-residents-on-life-after-grenfell

Halwatura, R., & Jayasinghe, M. (2008). Thermal performance of insulated roof slabs in tropical climates. *Energy and Buildings*, *40*(7), 1153-1160. doi:10.1016/j.enbuild.2007.10.006

Han, D., & Lee, B. (2009). Flame and smoke detection method for early real-time detection of a tunnel fire. *Fire Safety Journal*, *44*(7), 951-961. doi:10.1016/j.firesaf.2009.05.007

Hansen, P., & Leo, J. (2017). *Aspiring for added value with energy efficient building renovation*. Mälardalen University. Retrieved from http://www.diva-portal.org/smash/get/diva2:1113770/FULLTEXT01.pdf

Hartkopf, V., & Loftness, V. (1999). Global relevance of total building performance. *Automation in Construction*, *8*(4), 377-393. doi:10.1016/s0926-5805(98)00085-5

Hashim, A., Aksah, H. and Said, S. (2012). Functional Assessment through Post Occupancy Review on Refurbished Historical Public Building in Kuala Lumpur. *Procedia - Social and Behavioral Sciences*, 68, pp.330-340.

Hasofer, A. M., Beck, V. R., & Bennetts, I. D. (2011). *Risk analysis in building fire safety engineering* (2nd ed.). New York: Routledge.

Health and Safety Executive. (2019). The six basic factors. Retrieved from https://www.hse.gov.uk/temperature/thermal/factors.htm

Hong, T., Yan, D., D'Oca, S., & Chen, C. (2017). Ten questions concerning occupant behavior in buildings: The big picture. Building and Environment, 114, 518-530. doi:10.1016/j.buildenv.2016.12.006

Huang, L., Zhu, Y., Ouyang, Q., & Cao, B. (2012). A study on the effects of thermal, luminous, and acoustic environments on indoor environmental comfort in offices. *Building and Environment*, *49*, 304-309. doi:10.1016/j.buildenv.2011.07.022

Hui, P. S., Wong, L. T., & Mui, K. W. (2007). An Epistemic Indoor Air Quality Assessment Protocol for Air-Conditioned Offices. *Indoor and Built Environment*, 16(2), 139–147. doi:10.1177/1420326x07076503

Humphreys, M. A. (2005). Quantifying occupant comfort: are combined indices of the indoor environment practicable? *Building Research & Information*, *33*(4), 317-325. doi:10.1080/09613210500161950

Hutton, T. (2019). After the fire. Retrieved from https://www.buildingconservation.com/articles/fire-damage/fire-damage.htm

Inkeles, G. (2010). *Ergonomic living: How to create a user-friendly home & officer*. New York, NY: Simon & Schuster.

International Association of Fire and Rescue Services. (2018, January 11). *CTIF report-world fire statistics*. Retrieved from https://www.ctif.org/sites/default/files/2018-06/CTIF_Report23_World_Fire_Statistics_2018_vs_2_0.pdf

International Commission on Illumination. (2018). *Guide on interior lighting*. Retrieved from http://cie.co.at/publications/guide-interior-lighting

International Labour Organization. (1996). Globalization changes the face of textile, clothing and footwear industries. Retrieved from https://www.ilo.org/global/about-the-ilo/newsroom/news/WCMS_008075/lang--en/index.htm

International Labour Organization. (2011). Conditions required for visual comfort. Retrieved from https://www.iloencyclopaedia.org/part-vi-16255/lighting/item/284-conditions-required-for-visual-comfort

International Organization for Standardisation. (1983). *ISO standard 7730: Moderate thermal environments*.

Ishak, N., Ibrahim, F. A., & Azizan, M. A. (2018). Analysis of Factors Influencing Building Refurbishment Project Performance. *E3S Web of Conferences*, *34*, 1–7. https://doi.org/10.1051/e3sconf/20183401013

Islam, S., & Roman, R. I. (2019). Assessment of fire hazard on the readymade garment industry in Chittagong city, Bangladesh. *Indonesian Journal of Environmental Management and Sustainability*, *3*(1), 20–28. https://doi.org/https://doi.org/10.26554/ijems.2019.3.4.20-28

Jha, A., Zaidi, Z., Ramaswamy, S., Gupta, A., & Shama, B. (2017). *FICCI – Pinkerton India risk survey*. Retrieved from http://www.ficci.in/pressrelease/2806/india-risk-survey-ficci-press-release.pdf

John, T. (2017, June 23). *The continuing urgency of the Grenfell Tower Inferno*. Retrieved from https://time.com/4830302/grenfell-tower-london-fire/

Jonas, J. M. (2017). Research design. In *Stakeholder integration in service innovation* (pp. 17-23). Retrieved from https://doi.org/10.1007/978-3-658-19463-5_2

Kale, A., & Kale, A. (2009). Basics of research methodology. *Essentials of Research Methodology and Dissertation Writing*, 7-7. doi:10.5005/jp/books/10297_2

Kim, J. O., Traore, M. K., & Warfield, C. (2010). The textile and apparel industry in developing countries. *Textile Progress*, *38*(3), 1–64. https://doi.org/https://doi.org/10.1533/tepr.2006.0003

Kinnear, R. G. (1986). Investigation of fire-damaged buildings. *Structural Survey*, *4*(1), 31-34. doi:10.1108/eb006225

Kline, R. B. (2004). Beyond significance testing: Reforming data analysis methods in behavioral research. doi:10.1037/10693-000

Kobes, M., Helsloot, I., De Vries, B., & Post, J. G. (2010). Building safety and human behaviour in fire: A literature review. *Fire Safety Journal*, *45*(1), 1-11. doi:10.1016/j.firesaf.2009.08.005

Kodur, V., Kumar, P., & Rafi, M. (2019). Fire hazard in buildings: Review, assessment and strategies for improving fire safety. *PSU Research Review*. https://doi.org/https://doi.org/10.1108/PRR-12-2018-0033

Krüger, E. L., & Zannin, P. H. (2004). Acoustic, thermal and luminous comfort in classrooms. *Building and Environment*, *39*(9), 1055-1063. doi:10.1016/j.buildenv.2004.01.030

Kuligowski E.D. (2016) Human Behavior in Fire. In: Hurley M.J. et al. (eds) SFPE Handbook of Fire Protection Engineering. Springer, New York, NY

Kumara, R. (2011). *Research methodology* (2nd ed.). Dorling Kindersley (India) Pvt Ltd.

Lai, A., Mui, K., Wong, L., & Law, L. (2009). An evaluation model for indoor environmental quality (IEQ) acceptance in residential buildings. *Energy and Buildings*, *41*(9), 930-936. doi:10.1016/j.enbuild.2009.03.016

Lai, J. H., & Yik, F. W. (2007). Perceived importance of the quality of the indoor environment in commercial buildings. *Indoor and Built Environment*, *16*(4), 311-321. doi:10.1177/1420326x07080463

Lai, J. H., & Yik, F. W. (2009). Perception of importance and performance of the indoor environmental quality of high-rise residential buildings. *Building and Environment*, *44*(2), 352-360. doi:10.1016/j.buildenv.2008.03.013

Lanier Pence, P., Phillips Carson, P., Carson, K. D., Hamilton, J. B., & Birkenmeier, B. (2003). And all who jumped died: the Triangle Shirtwaist factory fire. *Management Decision*, *41*(4), 407-421. doi:10.1108/00251740310468135

Le, A. T. H., Park, K. S., Domingo, N., Rasheed, E., & Mithraratne, N. (2018). Sustainable refurbishment for school buildings: a literature review. *International Journal of Building Pathology and Adaptation*.

Li, Y., Xu, F., & Li, X. (2016). Intelligent systems for managing returns in apparel supply chains. In *Information Systems for the Fashion and Apparel Industry* (pp. 199–219). Woodhead Publishing Series in Textiles. https://doi.org/https://doi.org/10.1016/B978-0-08-100571-2.00010-5

Li, J., Zlatanova, S., & Fabbri, A. (2007). *Geomatics solutions for disaster management*. Berlin, Germany: Springer Science & Business Media.

Lidwell, W., Holden, K., & Butler, J. (2010). *Universal principles of design, revised and updated: 125 ways to enhance usability, influence perception, increase*

appeal, make better design decisions, and teach through design. Rockport Pub.

Lin, C., Wang, S., Hung, C., & Hsu, J. (2006). Ventilation effect on fire smoke transport in a townhouse building. *Heat Transfer—Asian Research*, *35*(6), 387-401. doi:10.1002/htj.20127

Liu, X., Zhang, H., & Zhu, Q. (2012). Factor analysis of high-rise building fires reasons and fire protection measures. *Procedia Engineering*, *45*, 643-648. doi:10.1016/j.proeng.2012.08.216

Lottman, B., Koenders, E., Blom, C., & Walraven, J. (2013). Spalling of concrete due to fire exposure: A coupled fracture mechanics and pore pressure approach. *MATEC Web of Conferences*, *6*, 05002. doi:10.1051/matecconf/20130605002

Maraveas, C., Fasoulakis, Z., & Tsavdaridis, K. D. (2017). Post-fire assessment and reinstatement of steel structures. *Journal of Structural Fire Engineering*, *8*(2), 181-201. doi:10.1108/jsfe-03-2017-0028

Mbamali, I., Aiyetan, O., & Kehinde, J. (2005). Building design for buildability: An investigation of the current practice in Nigeria. *Building and Environment*, *40*(9), 1267-1274. doi:10.1016/j.buildenv.2004.10.006

McClure, K. (2018, July 12). 7 of the world's deadliest manufacturing disasters in the last 20 years. Retrieved from https://www.sourcify.com/7-of-the-worlds-deadliest-manufacturing-disasters-in-the-last-20-years/

McGrattan, K. B. (2004). *Fire dynamics simulator: Technical reference guide*. Gaithersburg, MJ.

Mizanuzzaman, M. (2016). Loss and damage assessment in the context of fire hazards: A study on selected garment factories in Bangladesh. *International Journal of Finance and Banking Research*, *2*(2), 24–39. https://doi.org/10.11648/j.ijfbr.20160202.11

Mohataz Hossain, M., & Shabbir Ahmed, K. (2013). Illumination conditions and visual comfort in production spaces of ready-made garments factories in

Dhaka. *International Journal of Engineering and Technology*, *5*(5), 587–592. https://doi.org/10.7763/ijet.2013.v5.623

Mora, R., Bitsuamlak, G., & Horvat, M. (2011). Integrated life-cycle design of building enclosures. *Building and Environment*, *46*(7), 1469-1479. doi:10.1016/j.buildenv.2011.01.018

Moriarty, R. (2019, September 20). *Electrical fire reported at Crowne Plaza Hotel*. Retrieved from https://www.syracuse.com/crime/2019/09/electrical-fire-reported-at-crowne-plaza-hotel-in-syracuse-firefighters-say.html

MTV Channel Pivate Ltd. (2015). Police launch investigations into Ratmalana factory fire. Retrieved from https://www.newsfirst.lk/2015/08/09/police-launch-investigations-into-ratmalana-factory-fire/

MTV Channel Private Ltd. (2015). Fire breaks out in Wattala garment factory. Retrieved from https://www.newsfirst.lk/2015/06/07/fire-breaks-out-in-wattala-garment-factory/

MTV Channel Private Ltd. (2019). Major fire breaks out in garment factory at Pannala. Retrieved from https://www.newsfirst.lk/2019/06/14/major-fire-breaks-out-in-garment-factory-at-pannala/

Mukherji, P., & Albon, D. (2018). *Research methods in early childhood: An introductory guide* (3rd ed.). London: SAGE Publications Ltd.

Nabil, A., & Mardaljevic, J. (2006). Useful daylight illuminances: A replacement for daylight factors. *Energy and Buildings*, *38*(7), 905-913. doi:10.1016/j.enbuild.2006.03.013

Nandasena, Y. L. S., Wickremasinghe, A. R., & Sathiakumar, N. (2010). Air pollution and health in Sri Lanka: a review of epidemiologic studies. *BMC public health*, *10*(1), 300.

National Academies of Sciences, Engineering, and Medicine. (2009). Communicating the Value of Research: Contractor's Final Report. Washington, DC: The National Academies Press. https://doi.org/10.17226/23034.

National Fire Protection Association. (2019). *List of NFPA codes and standards*. Retrieved from https://www.nfpa.org/Codes-and-Standards/All-Codes-and-Standards/List-of-Codes-and-Standards

Navai, M., & Veitch, J. A. (2003). *Acoustic satisfaction in open-plan offices: review and recommendations*. Retrieved from http://www.nrc-cnrc.gc.ca/obj/irc/doc/pubs/rr/rr151/rr151.pdf

Nayak, R., & Padhye, R. (2015). Global scenario of apparel manufacturing. https://doi.org/https://doi.org/10.1016/B978-1-78242-232-7.00001-1

Nazaroff, W. W. (2013). Four principles for achieving good indoor air quality. *Indoor Air*, *23*(5), 353-356. doi:10.1111/ina.12062

News1st. (2019). Fire accident archives. Retrieved from https://www.newsfirst.lk/tag/fire-accident/

Noshuhaila. (2013, September 2). *Led Lighting (CIBSE code for interior lighting)* [Video file]. Retrieved from https://www.slideshare.net/nosuhaila/led-lighting-code-for-interior-lighting-1994

Olesen, B. W., MORENO-BELTRÕN, D. L. M.-B., RIOS, M., TÄHTI, E., NIEMELÄ, R., LANDER, L., & HAGSTRÖM, K. (2001). Target values for acceptable thermal environments for comfort. In *Industrial Ventilation Design Guidebook* (pp. 355–413). https://doi.org/https://doi.org/10.1016/B978-012289676-7/50009-6

Oral, G. K., Yener, A. K., & Bayazit, N. T. (2004). Building envelope design with the objective to ensure thermal, visual and acoustic comfort conditions. *Building and Environment*, *39*(3), 281-287. doi:10.1016/s0360-1323(03)00141-0

Ouellette, M. (1993). This way out. *Progressive Architecture*, *74*(7), 39-42.

Oyedele, L. O., Tham, K. W., Fadeyi, M. O., & Jaiyeoba, B. E. (2012). Total building performance approach in building evaluation: Case study of an office building in Singapore. *Journal of Energy Engineering*, *138*(1), 25–30. https://doi.org/10.1061/(ASCE)EY.1943-7897.0000056

Panditharathene, K. P. (2000). *Urban space and meaning; a correlation with special reference to Sri Lanka* (Master's thesis, University of Moratuwa, Moratuwa, Sri Lanka). Retrieved from http://dl.lib.mrt.ac.lk/bitstream/handle/123/1106/pre-text.pdf?sequence=4&isAllowed=y

Papadonikolaki, E., Verbraeck, A., & Wamelink, H. (2017). Formal and informal relations within BIM-enabled supply chain partnerships. *Construction Management and Economics*, *35*(8–9), 531–552.

Park, H., Meacham, B. J., Dembsey, N. A., & Goulthorpe, M. (2014). Enhancing building fire safety performance by reducing miscommunication and misconceptions. Fire technology, 50(2), 183-203.

Paul Davis Corporation. (2014). Fire damage repair process. Retrieved from https://pauldavis.com/fire-damage-repair-process/

Peters, R. J. (2013). *Acoustics and noise control*. London, England: Routledge.

Pheng Low, S., Ying Liu, J., & Hiong Oh, K. (2008). Influence of total building performance, spatial and acoustic concepts on buildability scores of facilities. *Facilities*, *26*(1/2), 85-104. doi:10.1108/02632770810840327

Polonsky, M. J., & Waller, D. S. (2015). *Designing and managing a research project: A business student's guide*. Thousand Oaks, Calif: Sage Publications.

Preiser, W. F. E. (1995). Post-occupancy evaluation: How to make buildings work better. *Facilities*, *13*(11), 19–28. https://doi.org//10.1108/02632779510097787

Prentice, R., & Neve, G. De. (2017). Five years after deadly factory fire, Bangladesh's garment workers are still vulnerable. Retrieved November 24, 2017, from http://theconversation.com/five-years-after-deadly-factory-fire-bangladeshs-garment-workers-are-still-vulnerable-88027

Punch, K. F. (2006). Introduction to social research—Quantitative & qualitative approaches.*Forum: Qualitative Social Researach*, *7*(2). Retrieved from DOI: http://dx.doi.org/10.17169/fqs-7.2.109

Raaz, N. A. (2016). Safety problems and remedies in garments industry. Retrieved June 14, 2016, from http://textilemerchandising.com/safety-problems-and-remedies-in-garments-industry/

Real Estate & Mortgage Insights. (2018). Is it time to renovate or repair your home? Retrieved from https://www.realestateabc.com/insights/renovate-or-repair.html

Reichard, G., & Papamichael, K. (2005). Decision-making through performance simulation and code compliance from the early schematic phases of building design. *Automation in Construction*, *14*(2), 173-180.

Reinhart, C. F., & Walkenhorst, O. (2001). Validation of dynamic RADIANCE-based daylight simulations for a test office with external blinds. *Energy and Buildings*, *33*(7), 683-697. doi:10.1016/s0378-7788(01)00058-5

Reinhart, C. F., Mardaljevic, J., & Rogers, Z. (2006). Dynamic daylight performance metrics for sustainable building design. *LEUKOS*, *3*(1), 7-31. doi:10.1582/leukos.2006.03.01.001

Renz, S. M., Carrington, J. M., & Badger, T. A. (2018). Two strategies for qualitative content analysis: An intramethod approach to triangulation. *Qualitative Health Research*. Retrieved from https://doi.org/10.1177/1049732317753586

Riley, M., & Cotgrave, A. (2011). The technology of refurbishment and maintenance. In *Construction Technology 3*. New York. Palgrave Macmillan.

Rise, P. (2008). Restoring fire damaged buildings. Retrieved from http://www.buildmagazine.org.nz/assets/PDF/B104-60-FireDamage.pdf

River, E. (2014). Fire damaged building repair. Retrieved from https://www.lwm-info.org/470/42---Fire-Damaged-Building-Repair---Eagl

Rodgers, P. A., & Yee, J. (Eds.). (2015). *The Routledge companion to design reseach*. NY: Routledge.

Roger, Z. (2006). *Daylight metric development using daylight autonomy calculations in the sensor placement optimisation tool* . Colorado, USA: Boulder.

Ronayne Construction LTD. (2018). Refurbishment works. Retrieved from http://www.ronayne.co.nz/refurbishment-works

Rowley, J. (2014). Designing and using research questionnaires. *Management Research Review, 37*(3), 308-330. doi:10.1108/mrr-02-2013-0027

Sandelowski, M. (2000). Combining Qualitative and Quantitative Sampling , Data Collection , and Analysis Techniques in Mixed-Method Studies, 246–255.

Satti, H. M., & Krawczyk, R. J. (2004). Issues of integrating building codes. Symposium conducted at CAD ASCAAD International Conference, e-Design in Architecture.

Saunders, M., Lewis, P., & Thornhill, A. (2009). *Research Methods for Business Students* (5th ed.). Essex, England: Pearson Education Limited.

Science Learning Hub. (2007). What is fire? Retrieved from https://www.sciencelearn.org.nz/resources/747-what-is-fire

Sedex Information Exchange. (2013). *Fire safety briefing*. Retrieved from http://www.sedexglobal.com/member-services/reporting/

Shah Ali, A., Nizam Kamaruzzaman, S. and Salleh, H. (2009). The characteristics of refurbishment projects in Malaysia. *Facilities*, 27(1/2), pp.56-65.

Shakil, H. (2016). *Fire hazard, its consequences and possible preventions*. Jahangirnagar University. Retrieved from https://www.academia.edu/9848480/Fire_Hazard_Its_Consequences_and_Possible_Preventions

Sharpe, T. (2019). Mainstreaming building performance evaluation for the benefit of users. *Building Research & Information*, *47*(3), 251–254. https://doi.org/https://doi.org/10.1080/09613218.2019.1526470

Shoaib, S. (2012). Death toll from Karachi factory fire soars. Retrieved from https://www.bbc.com/news/world-asia-19566851

Shokouhi, M., Nasiriani, K., Khankeh, H., Fallahzadeh, H., & Khorasani-Zavareh, D. (2019). Exploring barriers and challenges in protecting residential fire-related injuries: a qualitative study. Journal of injury and violence research, 11(1), 81.

Sicurella, F., Evola, G., & Wurtz, E. (2012). A statistical approach for the evaluation of thermal and visual comfort in free-running buildings. *Energy and Buildings*, *47*, 402-410. doi:10.1016/j.enbuild.2011.12.013

Sime, J. (2001). An occupant response shelter escape time (ORSET) model. *Safety Science*, *38*(2), 109-125. doi:10.1016/s0925-7535(00)00062-x

Singh, S., & Khajuria, R. (2018). Penicillium enzymes for the textile industry. In *New and Future Developments in Microbial Biotechnology and Bioengineering* (pp. 201–215). https://doi.org/https://doi.org/10.1016/B978-0-444-63501-3.00011-9

Sui Pheng, L., Xiaopeng, D., & Li Ting, Q. (2012). Assimilating total building performance mandates with Chinese geomancy principles and scenarios. *Facilities*, *30*(13/14), 558-589.

Sustainabilty Report. (2017). *Sustainability report 2015-2017*. Retrieved from https://www.brandix.com/images/brandix-lanka-sustainability-report-2015-2017.pd

Symon, G., Cassell, C., & Johnson, P. (2016). Evaluative practices in qualitative management research: A critical review. *International Journal of Management Reviews*, *20*(1), 134-154. doi:10.1111/ijmr.12120

The Institute for Construction Training and Development. (2011). *Annual report*. Retrieved from Ministry of Construction, Engineering Services, Housing and Common Amenities website:

https://www.parliament.lk/uploads/documents/paperspresented/annual_report_institute_for_construction_training_and_development_2011.pdf

The National Institute for Occupational Safety and Health. (2013). Indoor Environmental Quality. Retrieved from https://www.cdc.gov/niosh/topics/indoorenv/default.html

The National Standards Authority of Ireland. (2011). *Light and lighting - Lighting of workplaces - Part 1: Indoor workplaces*. Retrieved from https://infostore.saiglobal.com/preview/98701186098.pdf?sku=861397_SAIG_NSAI_NSAI_2049330

Tongco, M. D. (2007). Purposive sampling as a tool for informant selection. *Ethnobotany Research and Applications, 5*, 147. doi:10.17348/era.5.0.147-158

Trade Economics. (2019). Sri Lanka GDP From Manufacturing | 2019 | Data | Chart | Calendar | Forecast. Retrieved September 5, 2019, from https://tradingeconomics.com/sri-lanka/gdp-from-manufacturing

Tubbs, J., & Meacham, B. (2007). *Egress design solutions: A guide to evacuation and crowd management planning*. Hoboken, NJ: John Wiley & Sons.

Urban Development Authority. (2018). *Part I: General regulations*. Retrieved from https://www.uda.gov.lk/attachments/devplan_detailed/for_public_comments/General%20Regulation-%20Report_2018.11.08.pdf

Utiskul, Y., Quintiere, J. G., Rangwala, A. S., Ringwelski, B. A., Wakatsuki, K., & Naruse, T. (2005). Compartment fire phenomena under limited ventilation. *Fire Safety Journal*, *40*(4), 367-390. doi:10.1016/j.firesaf.2005.02.002

Wadud, Z., & Huda, F. Y. (2016). Fire safety in the readymade garment sector in Bangladesh: Structural inadequacy versus management deficiency. *Fire Technology, 53*(2), 793-814. doi:10.1007/s10694-016-0599-x

Waidyasekara, K. G. A. S., Thilini, P. G. I. D., & Dahanayake, K. W. D. K. C. (2013). Investigate fire safety aspects of high rise buildings in Sri Lanka: strategies framework.

Waldman, D. A., & Spangler, W. D. (1989). Putting together the pieces: A closer look at the determinants of job performance. *Human Performance*, *2*(1), 29-59. doi:10.1207/s15327043hup0201_2

Wang, Y. C., Wald, F., Torok, A., & Hajpal, M. (2008). *Fire damaged structures*. Czech Technical University in Prague.

WBDG. (2012). *Design objectives: National Institute of Building Science*. Retrieved from http://www.wbdg.org/design/designobjectives.php

Wei, Y., Jie, L., Jun, F., & Yongming, Z. (2013). Color model and method for video fire flame and smoke detection using Fisher linear discriminant. *Optical Engineering*, *52*(2), 027205. doi:10.1117/1.oe.52.2.027205

Well, J. W. (2013). Research Design: Qualitative, Quantitative, and Mixed Methods Approaches. In *Research design Qualitative quantitative and mixed methods approaches*. https://doi.org/10.1007/s13398-014-0173-7.2

Wessels, P. W., & Basten, T. G. (2016). Design aspects of acoustic sensor networks for environmental noise monitoring. *Applied Acoustics*, *110*, 227-234. doi:10.1016/j.apacoust.2016.03.029

Wijerathne H.A.N. (2011). Preliminary study on sick building syndrome in office environment in Sri Lanka, Unpublished Dissertation. Department of Building Economics.

Wohlwill, J. F., & Weisman, G. D. (2012). *The Physical Environment and Behavior: An Annotated Bibliography and Guide to the Literature*. Berlin, Germany: Springer Science & Business Media.

Wong, L. T., & Lau, S. W. (2007). A fire safety evaluation system for prioritizing fire improvements in old high-rise buildings in Hong Kong. *Fire Technology*, *43*(3), 233-249. doi:10.1007/s10694-007-0014-8

Wong, L., Mui, K., & Hui, P. (2008). A multivariate-logistic model for acceptance of indoor environmental quality (IEQ) in offices. *Building and Environment*, *43*(1), 1-6. doi:10.1016/j.buildenv.2007.01.001

Wong, N. H., & Jan, W. L. (2003). Total building performance evaluation of academic institution in Singapore. *Building and Environment*, *38*(1), 161-176. doi:10.1016/s0360-1323(02)00021-5

Yadav, A. (2019, February 14). Delhi fire department reeling under lack of staff, equipment, India Today. Retrieved from https://www.indiatoday.in/mail-today/story/delhi-fire-department-reeling-under-lack-of-staff-equipment-1455640-2019-02-1

Yin, R.K. (2009). *Case study research: design and methods* (4th edi). London: SAGE Publications.

Yin, R. K. (2011). *Qualitative research from start to finish*. NY: The Guilford Press.

Zhang, Y., Lin, K., Zhang, Q., & Di, H. (2006). Ideal thermophysical properties for free-cooling (or heating) buildings with constant thermal physical property material. *Energy and Buildings*, *38*(10), 1164-1170. doi:10.1016/j.enbuild.2006.01.008