

# Modele De Capital Ind. Ltd. (9671) Goumati Knitwear (9666)

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ACCORD  
on Fire and Building Safety in Bangladesh



# Identified Priority 1 Concerns

## Modele De Capital Factory



### Priority 1 Concern

The columns in the Modele building were close to being overstressed. Storage was also observed at several levels.

# Identified Priority 2 Concerns

## Goumati Factory



Large unsupported slab opening in Goumati building.

Priority 2 Concern

## Ancillary Buildings 4, 5, 6 & 7



Badly designed and detailed steel frames.



Priority 2 Concern

## Ancillary Buildings 1a & 1b



Structural condition of temporary buildings



Priority 2 Concern

## Identified Priority 3 Concerns

## Goumati Factory



A helipad is being constructed on the roof of the Goumati building however no loading information exists.

# Overall Stability System



The two factory buildings have core, lift shaft, walls for stability. Building 3 was a braced steel frame. The remaining buildings had no obvious stability systems.

We require that these items be investigated in a Detailed Engineering Assessment.



# Water Ingress at Roof Level



No waterproofing membrane was visible on the roof of either factory building. This means that any cracks in the surface finishes on the roof will allow water to seep into the concrete slab beneath the finishes, and cause long-term soaking of the slab.

# Priority Actions

## **Problems Observed Summary**

**ITEM 1: High column stresses in Modele building**

**ITEM 2: Loading plans not available for either building**

**ITEM 3: Large unsupported slab opening in Goumati building**

**ITEM 4: Structural drawings not available for all ancillary buildings**

**ITEM 5: Badly designed and detailed ancillary buildings**

**ITEM 6: Several “temporary” structures on site requiring strengthening or demolition**

**ITEM 7: A helipad is being constructed on the roof of the Goumati building however no loading information exists.**

## Item 1 and actions

High column stresses were calculated for the Modele building.

### Priority 1 (Immediate – Now)

- Remove storage on levels 2 and 6 down to a maximum of 5.0kPa (125 psf).
- Do not increase loading on any of the floor slabs.

### Priority 2 (within 6 – weeks)

- Carry out a full Detailed Engineering Assessment to verify the structural capacity of the building.

### Priority 3 (within 6-months)

- Carry out actions as required from the DEA.

## Item 2 and actions

Loading plans were not available for either building.

### Priority 1 (Immediate – Now)

- None required.

### Priority 2 (within 6 – weeks)

- Produce loading plans for all floors on all buildings.
- Display and manage these plans at all levels.
- Paint red lines on walls to storage areas to denote height to which stock can be stored.

### Priority 3 (within 6-months)

- Maintain and enforce loading plans.

## Item 3 and actions

Large unsupported slab opening in Goumati building.

### Priority 1 (Immediate – Now)

- Temporarily support edge of slab.
- Do not load slab with construction materials.

### Priority 2 (within 6 – weeks)

- Either:
  - Keep opening and support free edges.
  - Infill slab opening and move staircase to a different location.

### Priority 3 (within 6-months)

- None required.

## Item 4 and actions

Structural drawings not available for all ancillary buildings.

### Priority 1 (Immediate – Now)

- None required.

### Priority 2 (within 6 – weeks)

- None required.

### Priority 3 (within 6-months)

- Produce a full set of as-built drawings for each ancillary building where appropriate.
- Produce site master plan setting out all structures.

## Item 5 and actions

Badly designed and detailed ancillary buildings

### Priority 1 (Immediate – Now)

- None required

### Priority 2 (within 6 – weeks)

- Carry out an engineering assessment on all of the ancillary buildings.

### Priority 3 (within 6-months)

- Repair as required based on the engineering assessment.

## Item 6 and actions

Several “temporary” structures on site requiring strengthening or demolition

### Priority 1 (Immediate – Now)

- Decide if building is permanent or temporary.

### Priority 2 (within 6 – weeks)

- Carry out engineering assessments if building are to remain.
- Or demolish buildings.

### Priority 3 (within 6-months)

- Carry out recommendations of engineering assessment if building is going to remain.

## Item 5 and actions

A helipad is being constructed on the roof of the Goumati building however no loading information exists.

### Priority 1 (Immediate – Now)

- None required.

### Priority 2 (within 6 – weeks)

- None required.

### Priority 3 (within 6-months)

- Verify the capacity of the helipad to ensure proper use and operation according to local by-laws.