

Winter Dress Ltd (10907)

No.1 Kalma, Dairy Farm, Savar, Dhaka

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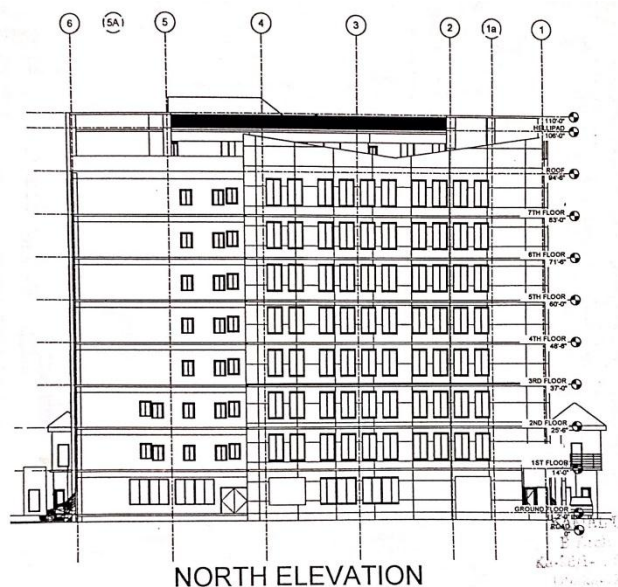


Identified Priority 1 Concerns

(None)

Identified Priority 2 Concerns

- The potential for constructing higher than 6 Storeys**



Potential for Construction Above 6 Storeys

The building is currently constructed to the 5th Floor slab level. However, the Structural Drawings indicate potential for up to 8 Storeys above ground. Column checks indicate higher than desirable column stresses may be developed should the construction continue higher than 6 Storeys above ground.

Additionally, Permit Drawings are for a 10-Storey Building

Identified Priority 3 Concerns

- Localised high storage**



An Engineer's letter was provided indicating a 3.0kPa maximum live load capacity for all floor slabs. However, there were localised areas of high storage. There was no evidence that load monitoring activities were taking place.

High Local Storage & No Load Monitoring

Overall Stability System



The Winter Dress Ltd factory building was constructed using R.C. beam & column frames. This construction is considered to provide at least a measure of lateral stability. However, there are no shear walls or other form of robust lateral support system.



Lateral Restraint System

Water Ingress at Roof Level



The 5th floor slab is currently serving as the roof slab. There is no water proofing provided and some ponding was evident at the time of inspection. However, there was no evidence of water ingress at the underside of the slab; likely due to its fairly recent construction.

Roof Waterproofing System

Priority Actions

Problems Observed Summary

ITEM 1: (Priority 2) Although the construction is currently at the 5th floor slab level, the Structural Drawings indicate potential for up to an 8-Storey building. Furthermore, a Permit has been provided for up to 10 Storeys. Column checks indicate higher than desirable stress levels should the building be constructed above the 6th Storey above Ground.

ITEM 2: (Priority 3) There were areas of higher than allowable live load storage observed, locally distributed throughout the factory. No slab load monitoring program seemed to be in effect.

Item No.	Observation	Recommended Action Plan	Recommended Timeline
1	Priority 2 - Continuation of the construction above the 5th Floor (6th Storey) level.	Should construction be considered above the 6th Storey, the Factory Engineer is to review design, loads and column stresses Under no circumstances can construction be continued higher than the original 8 Storeys considered by the structural design.	6-weeks
2	Priority 2 - Continuation of the construction above the 5th Floor (6th Storey) level.	Conduct representative samples of concrete strength tests during future construction.	6-months
3	Priority 3 - High local storage levels	Reduce high local storage levels down to the allowable live load of 3.0kPa (60psf).	Immediate – Now
4	Priority 3 - High local storage levels	Develop and implement a loading plan for all floor plates within the factory giving consideration to slab, beam and column capacities.	6-weeks
5	Priority 3 - High local storage levels	Actively monitor and enforce the loading plan.	6-months