

Vintage Denim Limited (10196)

Gilarchala, Sreepur, Gazipur, Bangladesh

(+24.19236N, 90.4245E)

15.May.2014



Identified Priority 1 Concerns

1st Priority 1 Concern



Each Box is estimated to have a maximum weight of approximately 7kg. As there are some **isolated** areas where these stacked 10 layers high, the total weight is about 70kg. (0.687kN) per stack. Although in general, the live load has not been exceeded, but if similar heavier boxes are stacked to a similar height, then it may cause overloading if not carefully controlled. The live load should ideally not exceed 3kPa.

**Potentially Slightly
Excessive Storage Height
on Level 3**

Identified Priority 2 Concerns

1st Priority 2 Concern



The staircase at the side of Building is meant to be a fire escape staircase. This means that there is a potential for crowds of people to use this stair in the event of emergency. However, the stair was built from very small steel members, and had not been properly galvanised, and therefore had rusted quite badly.. The structural stability of this staircase is questionable, and appears unsafe for its intended purpose

Escape Staircase is in Poor Condition

Identified Priority 3 Concerns

1st Priority 3 Concern



In Annex area, bracing has been omitted from the roof. No clear system to resist lateral loads (wind, seismic) as per BNBC is present.



Bracing has been omitted from the roof in Annex area.

2nd Priority 3 Concern



Base on discussion with owners, the plant will not build any more floors above the 4th floor . So long-term they need waterproofing for 4th floor.

Waterproofing for 4th floor missing

We noticed that the drawings are incomplete, with the following items notably missing:

- Lack of foundation details at the lift core.
- Lack of steel framing details at the Annex area.

The original building designers should be consulted to provide the full set of as-built details to a sufficiently high standard for record purposes.

Priority Actions

Problems Observed Summary

- ITEM 1: (1st Priority 1) Storage height of boxes in isolated locations exceeds the allowable live load limit.**
- ITEM 2: (1st Priority 2) Existing escape staircase at building is in very poor condition, and appears unsafe to satisfy emergency loading conditions**
- ITEM 3: (1st Priority 3) Bracing has been omitted from the roof in annex area.**
- ITEM 4: (2nd Priority 3) Waterproofing for 4th floor.**
- ITEM 5: (3rd Priority 3) Drawings are incomplete and missing crucial information.**

Item No.	Observation	Recommended Action Plan	Recommended Timeline
1	Storage height of boxes in isolated locations exceeds the allowable live load limit.	Immediately reduce stacking height of box to ensure total load does not exceed 3.0kPa.	Immediate – Now
2	Storage height of boxes in isolated locations exceeds the allowable live load limit.	Mark the maximum allowable height of box stacking to ensure full compliance.	6-weeks
3	Existing escape staircase at building is in very poor condition, and appears unsafe to satisfy emergency loading conditions.	Rehabilitate this staircase, using suitable corrosion-resistant materials, and designed by a Structural Engineer using exit loading as per BNBC. Based on discussion with owners, sufficient other emergency exits are available, so this stair may be closed until the repairs are made.	6-weeks
4	Bracing has been omitted from the roof in annex area.	Retain a Structural Engineer to perform a Detailed Engineering Assessment regarding the lateral stability of the roof structure and to design the remedial works.	6-weeks
5	Bracing has been omitted from the roof in annex area.	Carry out the strengthening work to provide the bracing system.	6-months
6	Waterproofing for 4th floor.	Apply new proper waterproof membrane and screed on the roof floor	6-months
7	Drawings are incomplete and missing crucial information.	Based on the results of a detailed structural survey, the building engineer and architect are to prepare complete structural and architectural records for the building, reflecting accurately the as-built condition.	6-months