



Suji Fashions Ltd. Shyms Fashions Ltd.

(Present Location) Plot No.P-04, Mohora (Noxious) CDA Industrial Area, Chittagong.
(22.394087, 91.861443)
8th March 2017

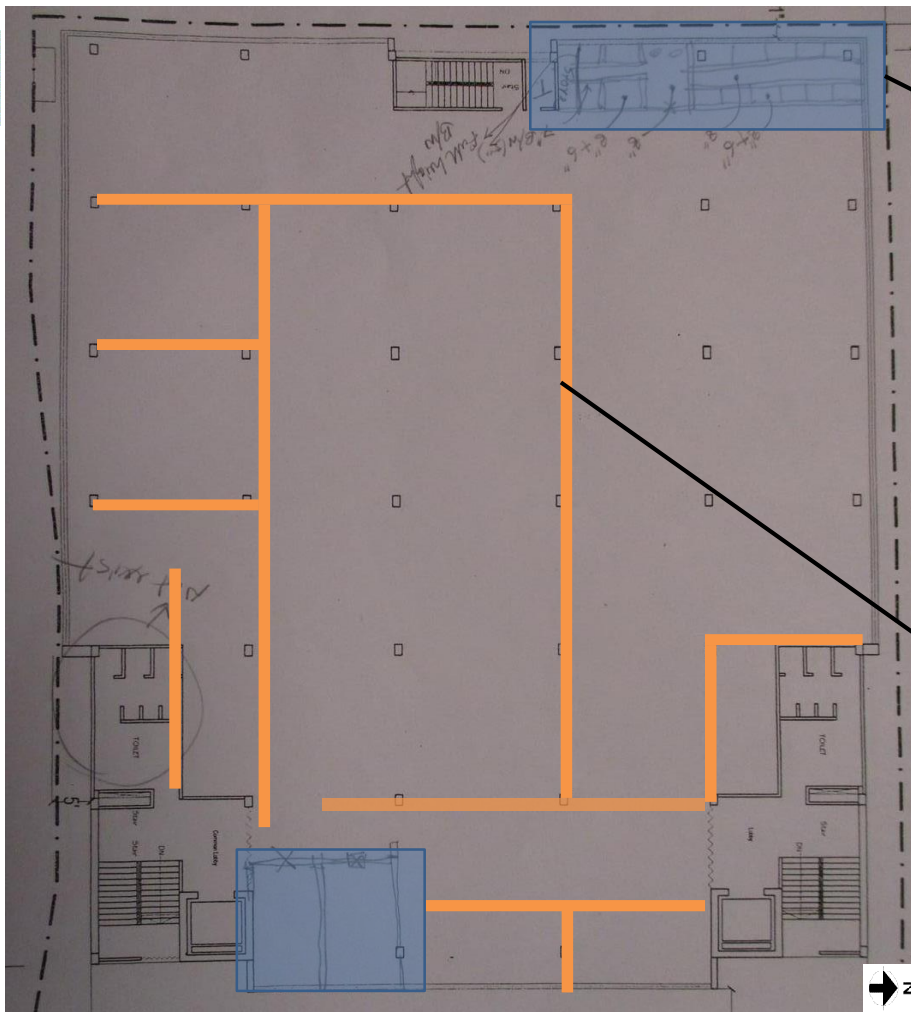




Observations



Discrepancies between provided drawings and as-built condition



Floor layout plan



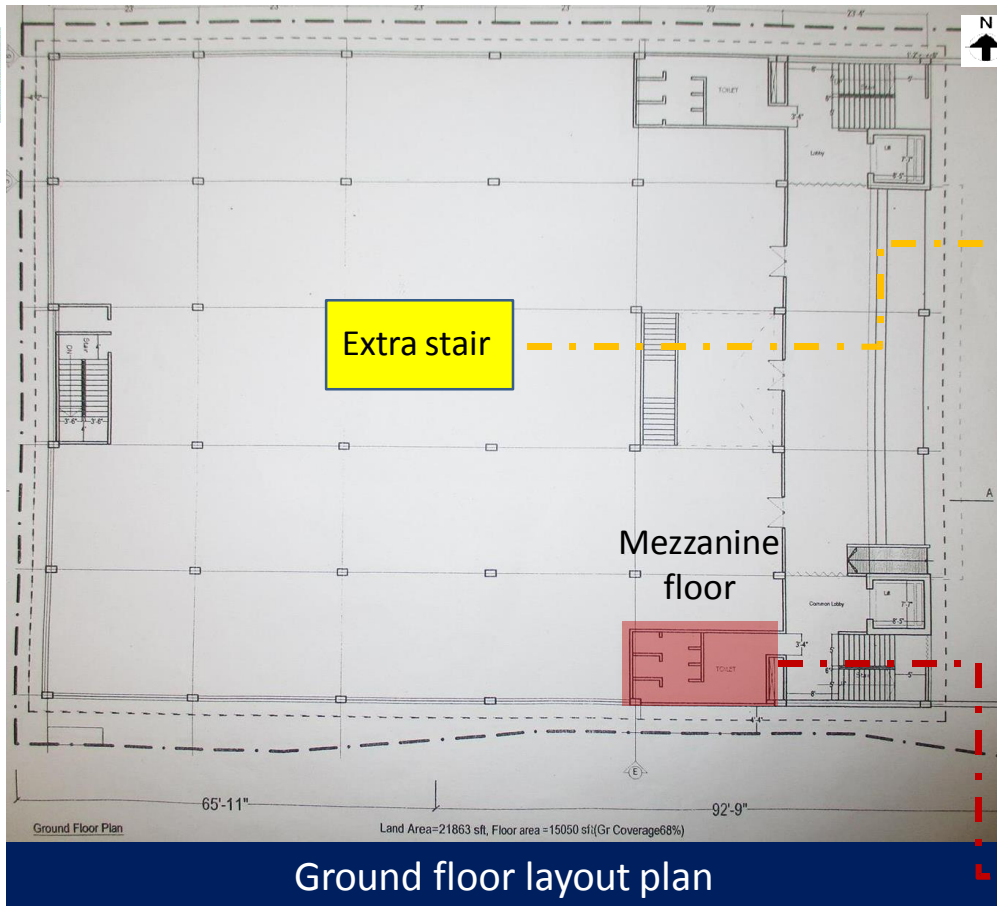
Additional toilets with 200mm ~ 350mm floor built up on 2nd & 3rd floor



Full height brick walls on 1st floor

Internal partition wall of the factory building does not match with provided as-built drawings.

Observations- Production Building



Ground floor layout plan

A undocumented mezzanine floor is found beside stair core at south east corner and a additional stair was observed at mid of the factory building which is in ground floor only.

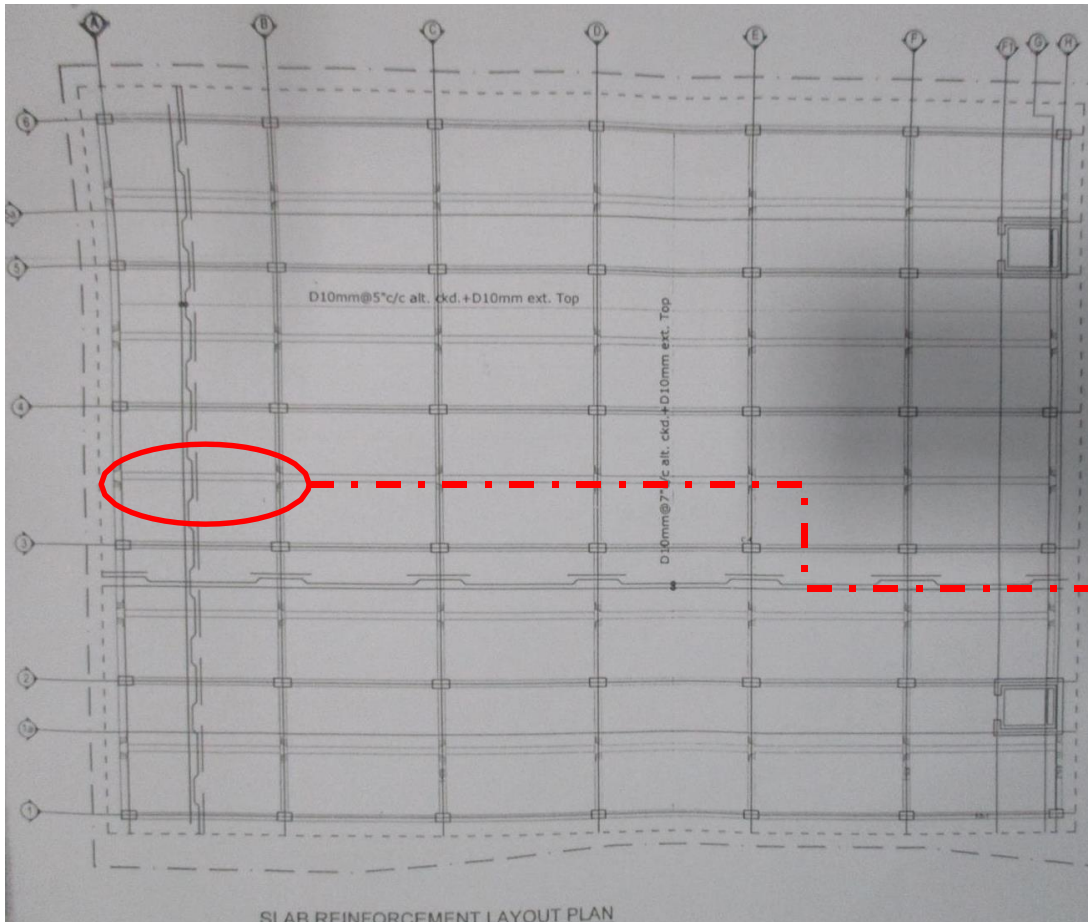


The stair not shown in drawings.

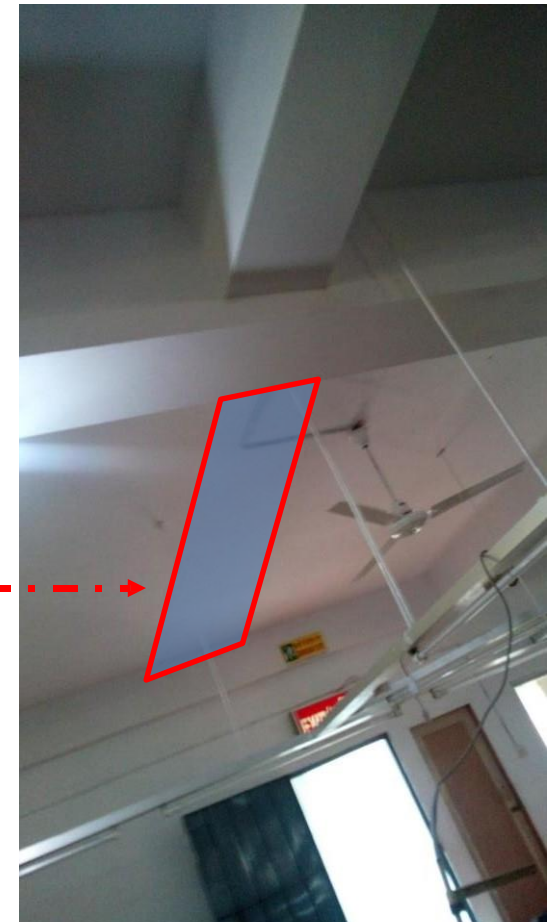


Mezzanine floor not shown in drawings.

Observations- Production Building



Beam layout plan



Beam missing on 2nd floor

A sub-beam is missing from at 2nd floor of factory building. Factory engineer to survey the whole structure and produce a set of as built drawings considering as-constructed condition.

Observations- Production Building



Construction material and debris on 4th floor and roof



Construction material and debris was observed on 4th floor and roof. All construction material and debris must be removed from 4th floor and roof.

Observations- Production Building



Falling Hazard on roof and stair



No edge protection system was observed on roof and stair. Factory engineer to provided proper edge protection system or railing to avoid falling hazard.



Observations- Production Building



Lack of water proofing membrane on roof



Water ponding was observed on the roof of production building. Proper drainage system and water proofing membrane need to apply on roof to resist water ingress into the slab.

Observations- Production Building



Apparently non engineered steel roof system



Lightweight steel truss supported roof cladding



Steel framing

The connections between the truss and pipe post are apparently non-engineered. Factory engineer to check the adequacy of the connections and the stability against wind loading.

Observations- Utility Building



Lack of as-built drawing of utility building



No drawing/document was available for the utility building

Factory engineer to prepare the as-built drawings to the as-constructed condition.

Observations- Utility Building



Future extension to be carried out.



According to the cursory calculation, if the extension work has been done then the column stress will exceed the normal design limit. Factory engineer is required to carried out a Detail Engineering Assessment considering BNBC provision prior to any extention work.

Observations- Production Building



Priority Actions



Problems Observed

- 1: Discrepancies between provided drawings and as-built conditions
- 2: Construction material and debris on 4th floor and roof.
3. Falling Hazard on roof and stair
4. Lack of water proofing membrane on roof
5. Apparently non engineered steel roof
6. Lack as-built drawings of utility building
7. Future extension to be carried out.



Item No.	Observation	Recommended Action Plan	Recommended Timeline
1	Discrepancies between provided drawings and as-built conditions	Building Engineer is required to survey the structure and update the architectural and structural drawings to the "as-constructed" status.	6-weeks
2	Construction material and debris on 4th floor and roof	Remove the construction material and debris from 4th floor and roof	Immediate - Now
3	Construction material and debris on 4th floor and roof	Implement the prepared load plan	6-weeks
4	Falling Hazard on roof and stair	Provide parapet wall on the roof and railing along the stair case	Immediate - Now
5	Lack of water proofing membrane on roof	Building engineer to develop proper drainage system and apply water proofing membrane on the roof to avoid water intrusion in roof slab.	6-months



Item No.	Observation	Recommended Action Plan	Recommended Timeline
6	Apparently non engineered steel roof	Factory engineer to be checked the connections and adequacy of the steel structure against wind loading.	6-weeks
7	Apparently non engineered steel roof	Carry out repair works if required	6-months
8	Lack as-built drawings of utility building	Building Engineer is required to prepare the as-built architectural and structural drawings for the utility building.	6-weeks
9	Future extension to be carried out.	Factory engineer to carried out a Detail Engineering Assessment (DEA) prior to commencement of further construction above 5 storey factory building.	6-months