V-Knitwear & Composite Ltd. #10248

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Identified Priority 1 Concerns

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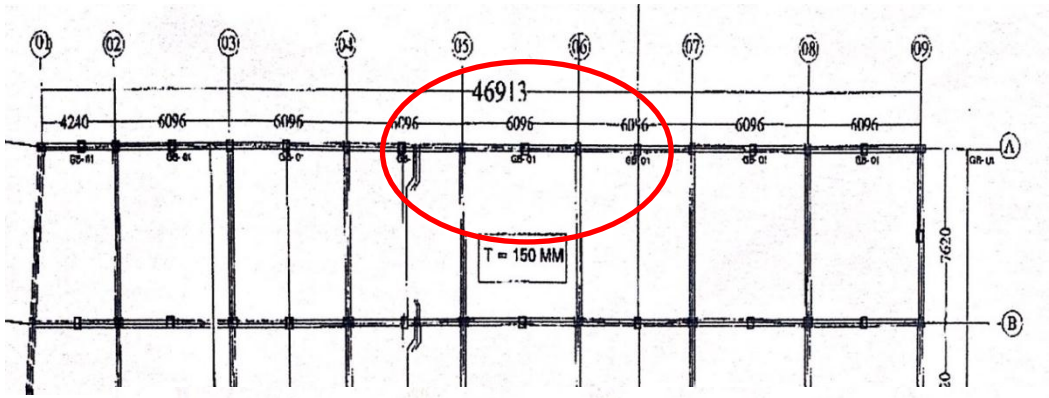
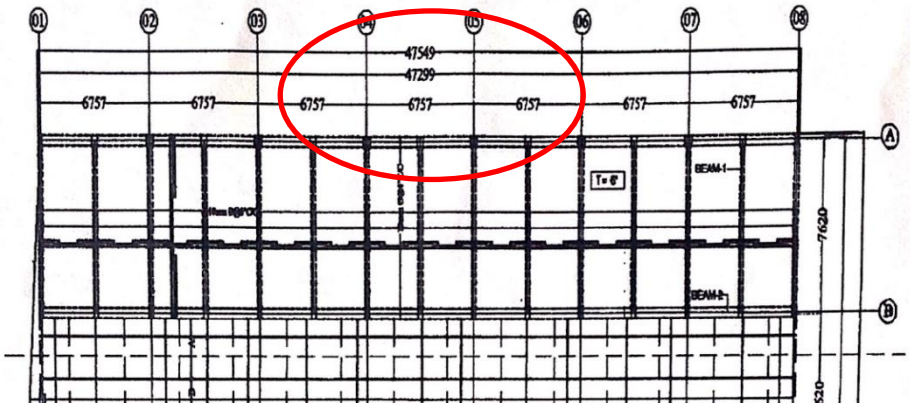
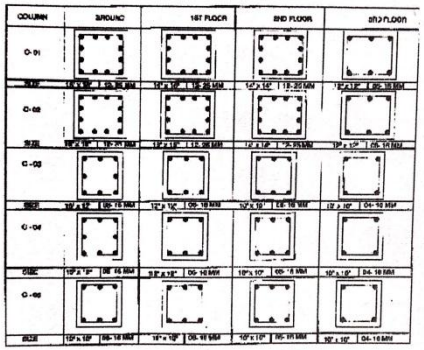
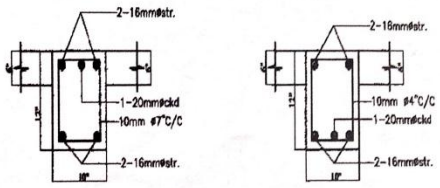
1st Priority 1 Concern









Section of Beam-2

The structural drawings for the main building do not match the existing conditions:

The column grid layout does not match between the flat slab configuration and the slab with beam configuration for the main building.

The beams and columns size don't match the structural drawings for the main building.

An addition across two bays was seen but not shown on the drawings.

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2nd Priority 1 Concern

The steel roof of the dyeing shed is poorly detailed and one steel column is damaged.

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Identified Priority 2 Concerns

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1st Priority 2 Concern

The temporary steel roof on the 3rd floor of the main building is poorly detailed.

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2nd Priority 2 Concern

No loading plans were made available for the main building.

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3rd Priority 2 Concern

No structural drawings were made available for the generator building, the boiler structure and the dyeing shed.

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Identified Priority 3 Concerns

(None)

Overall Stability System

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Slab of second and third floor.

The building did not feature any core or shear walls. Stability was achieved through sway action between beams and columns and masonry infill walls.

Slab of first floor

We require that these items be investigated in a Detail Engineering Assessment

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Water Ingress at Roof Level

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No waterproofing membrane was visible on the roof of the 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 corrosion of the reinforcing steel.

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Priority Actions

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Problems Observed Summary

ITEM 1: The structural drawings for the main building do not match the existing conditions:

- The column grid layout does not match between the flat slab configuration and the slab with beam configuration for the main building.
- The beams and columns size don't match the structural drawings for the main building.
- An addition across two bays was seen but not shown on the drawings.

ITEM 2: The steel roof of the dyeing shed is poorly detailed and one steel column is damaged.

ITEM 3: The temporary steel roof on the 3rd floor of the main building is poorly detailed.

ITEM 4: No loading plans were made available for the main building.

ITEM 5: No structural drawings were made available for the generator building, the boiler structure and the dyeing shed.

Item 1 and actions

The structural drawings for the main building do not match the existing conditions. The column grid layout does not match between the flat slab configuration and the slab with beam configuration for the main building. The beams and columns size don't match the structural drawings for the main building. An addition across two bays was seen but not shown on the drawings.

Priority 1 (Immediate – Now)	• Structural Engineer to review existing conditions and update drawings accordingly.
Priority 2 (within 6 – weeks)	• Not applicable
Priority 3 (within 6-months)	• Not applicable

Item 2 and actions

The steel roof of the dyeing shed is poorly detailed and one steel column is damaged.

Priority 1 (Immediate – Now)	• Damaged column to be replaced immediately • Engineering assessment required for the steel roof and columns.
Priority 2 (within 6 – weeks)	• Implement recommendations from engineering assessment.
Priority 3 (within 6-months)	• Not applicable

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Item 3 and actions

The temporary steel roof on the 3rd floor of the main building is poorly detailed.

Priority 1 (Immediate – Now)	• Engineering assessment required for the temporary steel roof.
Priority 2 (within 6 – weeks)	• Implement recommendations from engineering assessment.
Priority 3 (within 6-months)	• Not applicable

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Item 4 and actions

No loading plans were made available for the main building.

Priority 1 (Immediate – Now)	• Not applicable
Priority 2 (within 6 – weeks)	• Prepare loading plans based on the load carrying capacity of each floor, as specified by the original designer.
Priority 3 (within 6-months)	• Post load carrying capacity of each floor and manage loading.

Item 5 and actions

No structural drawings were made available for the generator building, the boiler structure and the dyeing shed.

Priority 1 (Immediate – Now)	• Not applicable
Priority 2 (within 6 – weeks)	• Produce structural drawings for the above listed buildings.
Priority 3 (within 6-months)	• Not applicable

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