Romo Fashion Today Ltd. (9373)

Vannera Road, Mouchak, Kaliakoir, Gazipur

(+24.030415N, 90.298645E)

31.05.2014

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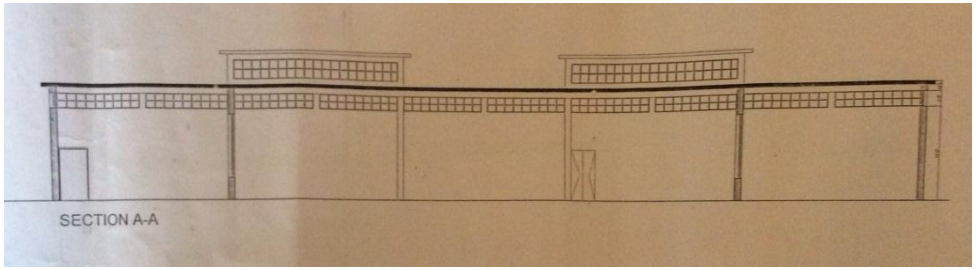
Identified Priority 1 Concerns

None

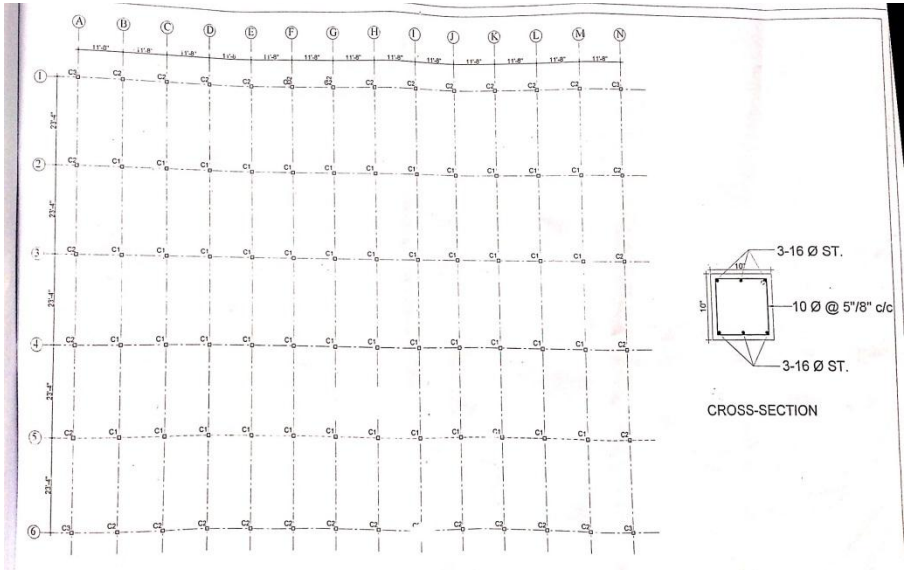
Identified Priority 2 Concerns

Factory and Office Building – Incomplete documents.

1st Priority 2 Concern



For the Office Building, there were no structure documents for the roof, the walls or the foundations.



For the Factory Building, the column schedule is incomplete; we noted some columns were not listed at all.

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Identified Priority 3 Concerns

- Poor roofs structures for all the sheds.
- Factory Building - reinforcement steel exposed at roof level.

1st Priority 3 Concern

The Generator shed, Toilet shed and Maintenance shed - all the steel roofs must be verified and checked against wind uplift. A design check of all of these sheds and their details must be included in an Engineering Assessment.

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2nd Priority 3 Concern

The Factory Building has reinforcement steel bars extended above the roof slab. This will allow rainwater to seep into the concrete slab and cause long-term soaking of the slab. The reinforcement should be removed and new waterproofing should be applied to the entire roof..

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Overall Stability System

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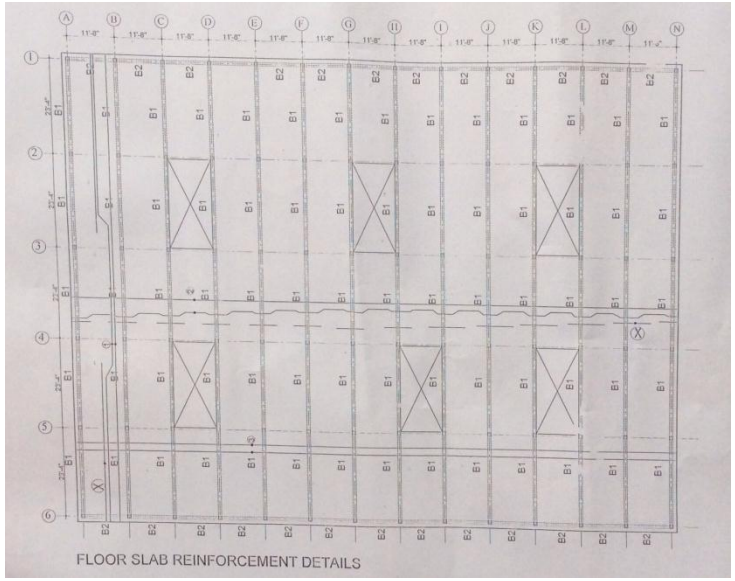

in the Factory Building, we believe that the intent of the original structural design was to use the main grid line beams to provide some form of lateral stability via moment frame action. However, the grid line beams only exist in one direction (north to south). In the other direction (east to west) there are no beams.

We require that the lateral support system is investigated as part of a Engineering Assessment.

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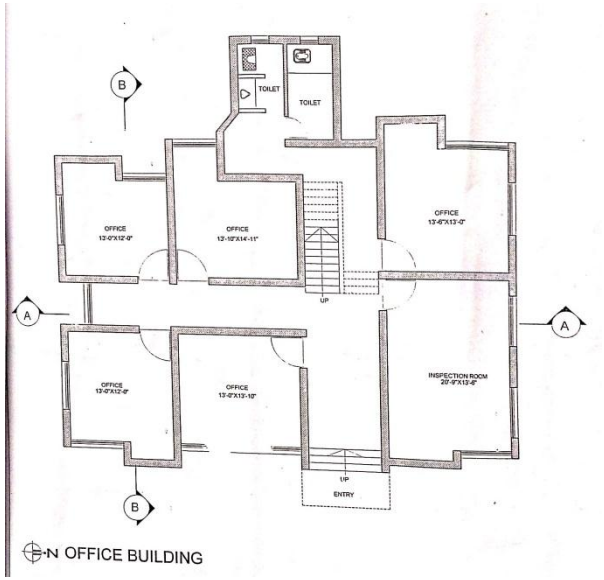
In the Office Building, the building structure is composed of concrete slab at the roof. This slab is supported by masonry walls of 250mm thick. These walls are used also as architectural partitions and provide the overall stability.



N OFFICE BUILDING

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Water Ingress at Roof Level

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The concrete roofs of the Factory Building and the Office Building have no waterproofing membrane. This means that any cracks in the surface will allow water to seep into the concrete slab and cause long-term soaking of the slab.

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Priority Actions

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Problems Observed Summary

ITEM 1: (Priority 2) Factory and Office Building – Incomplete documents.

ITEM 2: (Priority 3) Toilet, Generator and Maintenance Sheds – Poorly built roofs.

ITEM 3: (Priority 3) Factory Building - Reinforcement steel exposed at roof level.

Item No.	Observation	Recommended Action Plan	Recommended Timeline
1	Priority 2 - Factory and Office Building - Incomplete documents.	The Factory Engineer must review survey all buildings and update all record information, adding new drawings where information is completely missing.	6-weeks
2	Priority 3 - Toilet, Generator and Maintenance Sheds - Poorly built roofs.	The Factory Engineer is to carry out an assessment of the lightweight roofs to all of the sheds.	6-months
3	Priority 3 - Factory Building - Reinforcement steel exposed at roof level.	The reinforcement is to be removed and a new waterproofing layer applied to both main building roofs.	6-months