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10.06.2014



Identified Priority 2 Concerns

- The structural drawing of the Dining building did not match the actual site condition.
- No obvious lateral stability system for all buildings/sheds
- Reinforcement is left exposed at roof level of Dining Building.



Structural drawing of dining building does not match the actual site condition.

The drawings show slab on beams but actually there are no beams so flat slab.



No vertical cross bracing provided at Industrial steel shed.



No cross bracing provide to resist lateral load due to wind pressure.



Reinforcement is left exposed at roof level of Dining Building.



Reinforcement is left exposed

Overall Stability System

Industrial Steel Shed.



In the Steel shed, the structure should be detailed for adequate lateral restraints for beams and purlins. The shed had horizontal steel bar bracing for the roof diaphragm, but no lateral bracing for vertical component.

No vertical cross bracing at any walls to resist lateral load.

Presence of horizontal steel bar bracing for the roof diaphragm.

We require that this item be investigated in a Detail Engineering Assessment

Dining Building



Concerns on the stability system for seismic loading. Façade brickwork walls lack of moment capacity in the connections between columns and Slab.

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

Water Ingress



There is water ponding on the roof slab of the Dinning building.

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.

Priority Actions

Problems Observed Summary

- ITEM 1: (Priority 2) The structural drawing of the Dining building did not match the actual site condition.**
- ITEM 2: (Priority 2) No vertical cross bracing provide at steel shed; Overall stability system of Industrial Shed, Dining Building.**
- ITEM 3: (Priority 2) Reinforcement is left exposed at roof level of Dining Building.**

Item No.	Observation	Recommended Action Plan	Recommended Timeline
1	Priority 2 - The structural drawing of the Dining building did not match the actual site condition.	Factory Engineer to survey the actual conditions and revise the drawings. Factory Engineer to review design, loads and columns stresses to confirm suitability for loads applied.	6-weeks
2	Priority 2 - No vertical cross bracing provide at steel shed; Overall stability system of Industrial Shed, Dining Building.	Carry out a Detail Engineering Assessment both on the steel shed and Dining building to verify lateral stability against wind and seismic loading. It is anticipated that vertical cross bracing must be added in the Shed.	6-weeks
3	Priority 2 - No vertical cross bracing provide at steel shed; Overall stability system of Industrial Shed, Dining Building.	Carry out Detailed Engineering Assessment recommendations.	6-months
4	Priority 2 - Reinforcement is left exposed at roof level of Dining Building.	The Factory Engineer is to carry out an assessment for both durability and serviceability.	6-weeks
5	Priority 2 - Reinforcement is left exposed at roof level of Dining Building.	If deemed necessary by Factory Engineer, carry out any remedial works recommended. For both durability and serviceability, rust proof paint or any appropriate methods is recommended.	6-months