Jointex Fashion Wears Ltd. (Unit-3)

02, Hossain plaza, Matbar bari, Tanga bari, Ashulia, Savar, Dhaka

(23.906263, 90.322926)

13th September 2017

ACCORD
on Fire and Building Safety in Bangladesh

Observations

Column to be stressed above normal design limits

Observations: Production Building

Toilet partition walls

Toilet build up in several floor.
Max 200 mm

Cursory calculation indicates that Columns appears to be stressed above normal design limits.

Floor Layout Plan

Observations: Production Building

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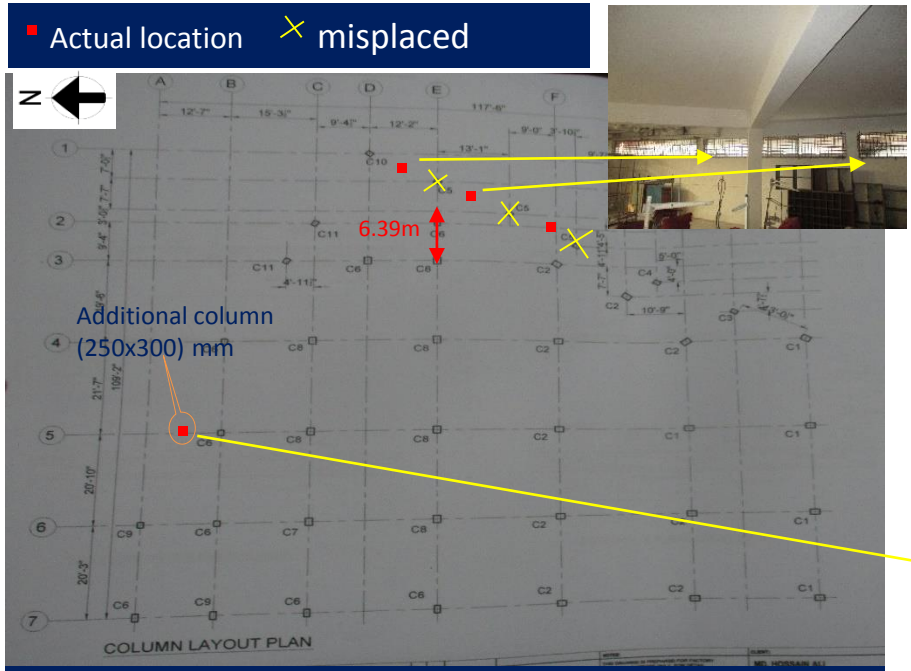
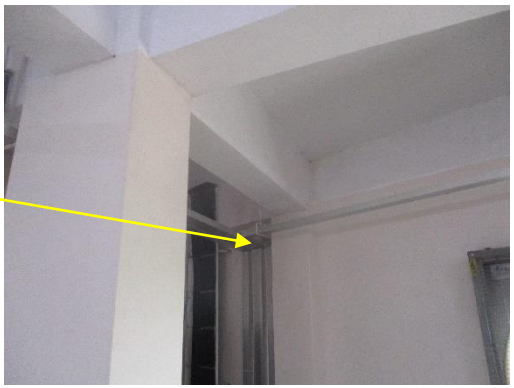
Discrepancies between provided drawings and on site condition

Observations: Production Building

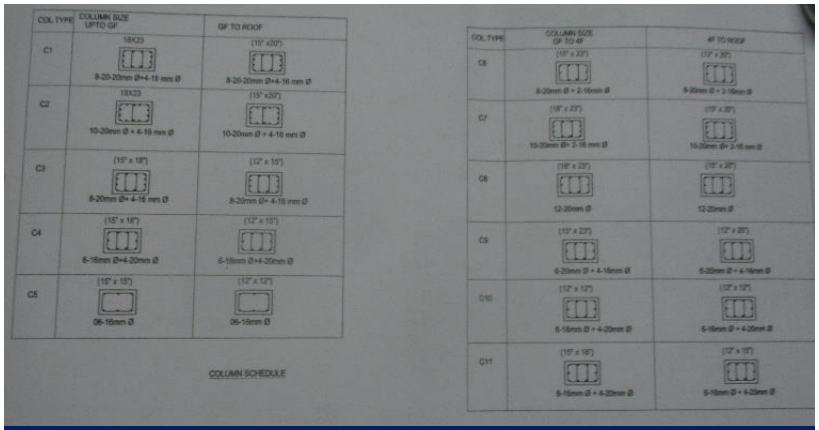


column layout.

Column size and nos. of rebar & rebars dia are not fully match with column schedule. Building engineer is required confirm the dia, size & nos. of rebar on each column.



Grid dimension in between grid- 2 & 3 and position of columns at East didn't match with column layout. Also an additional column was found on grid 5. No foundation system is shown on drawings for the additional column. So the load path and foundation system of the column is required to investigate by factory engineer. Mismatches are shown in red on drawings.

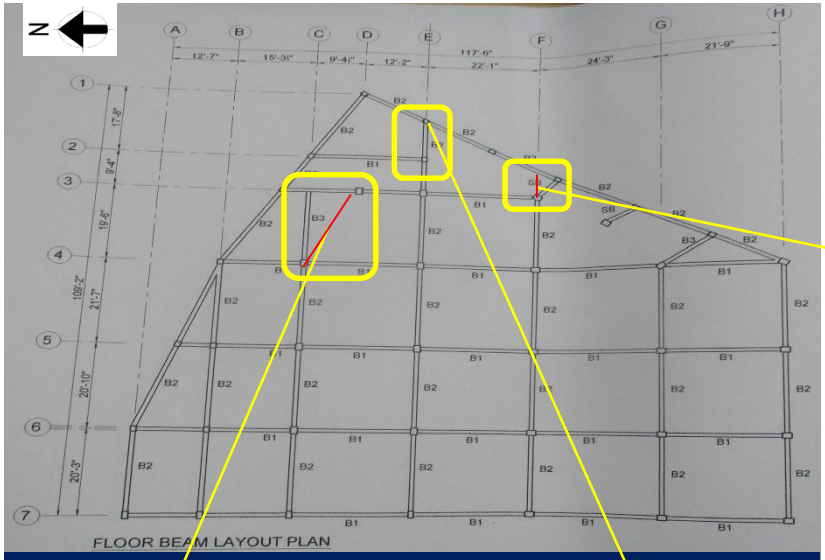


Column Schedule

Observations: Production Building

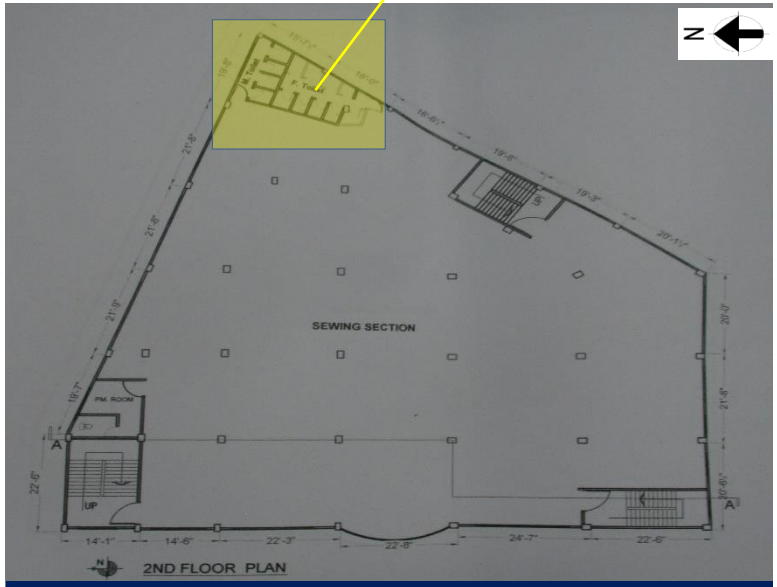
Observations: Production Building

Architectural drawings were not updated as per site condition. Partition walls of toilet block at North-east corner did not match with layout plan.



Beam Layout

Slab details were not provided in structural drawings. Beam layouts were not match in some floors. Mismatches are shown in red on layout.



Floor Layout Plan

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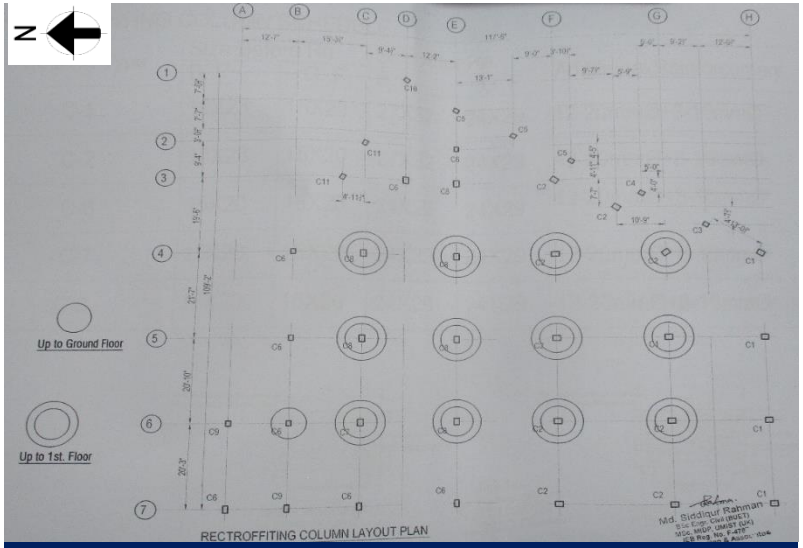
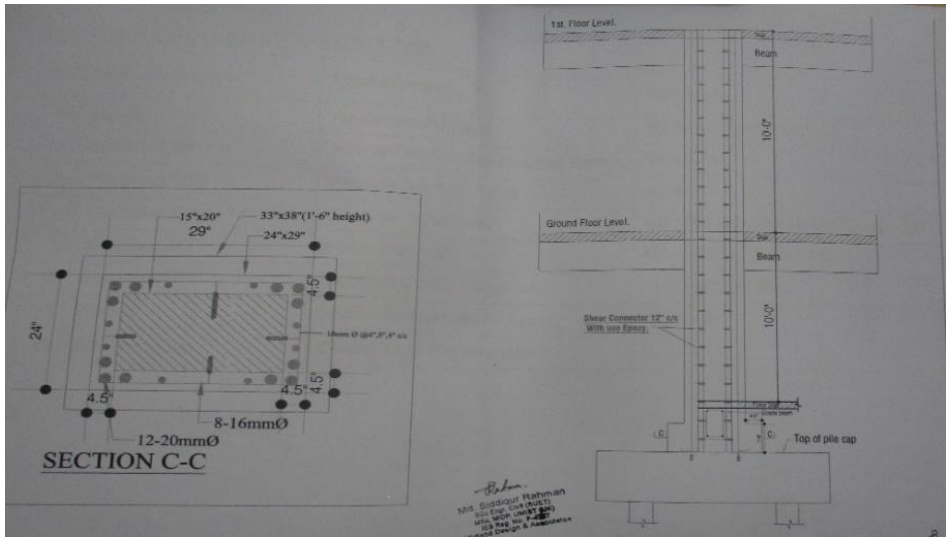
Detail Engineering Assessment Report & Strengthening works need to be verified

Observations: Production Building

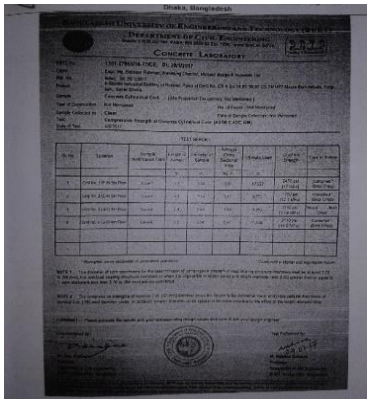
According to the provided DEA report, few columns and foundations are needed to be retrofitted. Factory has already carried out the remedial works. However few columns have found stressed above normal design limits. So DEA report is required to review by ACCORD.



Retrofitting column schedule



No material strength specification were mentioned in retrofitting scheme. No material test report was available for retrofitting work.



6 nos. of footings and 13 nos. of columns have been retrofitted.

Observations: Production Building

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Protect reinforcement from corrosion

All exposed reinforcement must have adequate protection from the elements. Currently the exposed reinforcement is prone to corrosion.

Observations: Production Building

No water proofing at roof

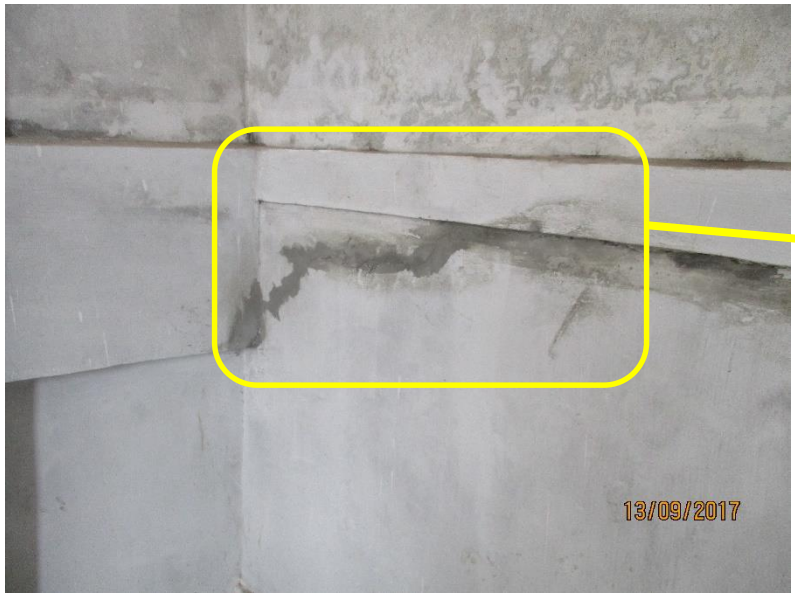
Observations: Production Building

Water proofing material hasn’t been applied yet. We were informed by the factory management that a screed finish with slopes and proper drainage will be added.

Observations: Production Building

Cracks found on brick wall

Observation : Production Building



Diagonal cracks found on brick wall at North stair. Factory engineer is required to find the cause of cracking and suggest proper remediation procedure.

Observation : Production Building

Unsupported masonry wall above door opening

The masonry wall above door opening is not supported at basement floor. There is a probability of falling wall due to unsupported wall. Factory engineer is require to provide support the wall with proper load transfer system.

Observations: Production Building

Lack of documents for Utility Structures

Observation : Utility Structures

Structural and architectural drawings were not available for all utility structures.

Utility Shed (Generator & Sub-station)

Utility Building (Boiler)

Observation : Utility Structures

Apparently non-engineered connection (Utility Shed)

Observation : Utility Shed

Apparently non-engineered shed. Poor connection between support and truss. Building engineer to check the stability of the lightweight steel roofs against lateral loading.

Poor connection

No bracing system

Utility shed (Generator & Sub station)

Observation : Utility Building

Problems Observed

Factory Building

Item 1: Column to be stressed above normal design limits.

Item 2: Discrepancies between drawings and on site condition.

Item 3: Detail Engineering Assessment Report & Strengthening works need to be verified.

Item 4: No water proofing at roof.

Item 5: Protect reinforcement from corrosion.

Item 6: Cracks found on brick wall.

Item 7: Unsupported masonry wall above door opening.

Utility Structures

Item 8: No documents for utility structures.

Item 9: Apparently non-engineered shed (generator & sub-station).

Item No.	Observation	Recommended Action Plan	Recommended Timeline
1	Column to be stressed above normal design limits	Factory Engineer to review design, loads and columns stresses	**6-weeks**
2	Column to be stressed above normal design limits	Produce and actively manage a loading plan for all floor plates within the factory giving consideration to floor capacity and column capacity.	**6-weeks**
3	Column to be stressed above normal design limits	Make any structural alterations as advised by Building Engineer	**6-months**
4	Column to be stressed above normal design limits	Continue to implement loading plan.	**6-months**
5	Discrepancies between provided drawings and on site condition	Building Engineer is required to investigate the foundation system of the additional columns. Also load path of the additional columns are required to verify.	**6-weeks**
6	Discrepancies between provided drawings and on site condition	Engage an Engineer to update an “as constructed” drawings which reflect the actual site dimensions with complete structural & architectural information.	**6-weeks**
7	Detail Engineering Assessment Report & Strengthening works need to be verified	Complete the review of Detail Engineering Assessment with Accord.	**6-weeks**
8	Detail Engineering Assessment Report & Strengthening works need to be verified	Verify the concrete strength used in retrofitting works	**6-weeks**
9	Detail Engineering Assessment Report & Strengthening works need to be verified	Complete remedial works arising from detail engineering assessment after reviewed by Accord.	**6-months**

Item No.	Observation	Recommended Action Plan	Recommended Timeline
10	No water proofing at roof	Waterproofing on the roof slab is to be applied. Moreover the roof slab drainage system should be investigated and improved	**6-weeks**
11	Protect reinforcement from corrosion	All exposed reinforcement is required to protect from corrosion which may cause degradation of the concrete	**6-weeks**
12	Cracks found on brick wall	Engage Building Engineer to investigate the cause of cracking in brickwork.	**6-weeks**
13	Cracks found on brick wall	Carry out repairs as directed by Building Engineer.	**6-weeks**
14	Unsupported masonry wall above door opening	Factory engineer to investigate the door opening under unsupported masonry wall and install lintel to support the wall	**Immediate - Now**
15	Lack of documents for utility structures	Prepare as-built drawings for utility structures	**6-weeks**
16	Apparently non-engineered shed (generator & sub-station)	Building engineer to check the capacity of the lightweight steel roof against lateral loading.	**6-weeks**
17	Apparently non-engineered shed (generator & sub-station)	Carry out remedial works resulting from engineering assessment if necessary.	**6-months**