

Fashion 2000 Ltd.

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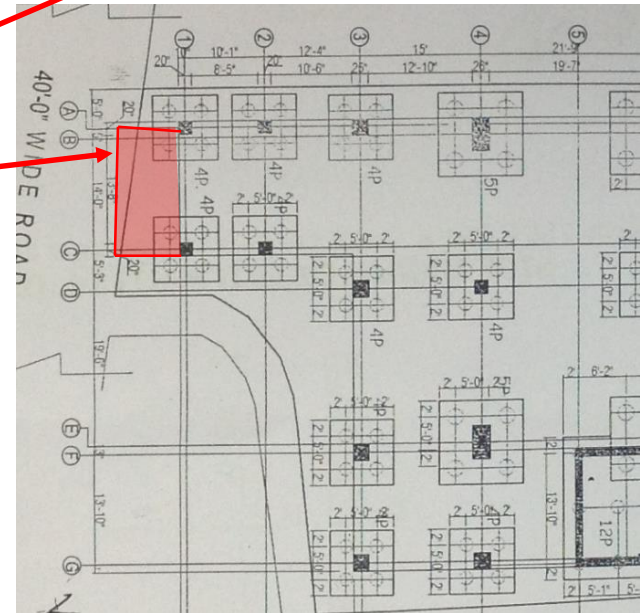


Building Observations

**Two storey cantilever area at front of
building not shown on drawings**



Cantilever slab is not shown on drawings



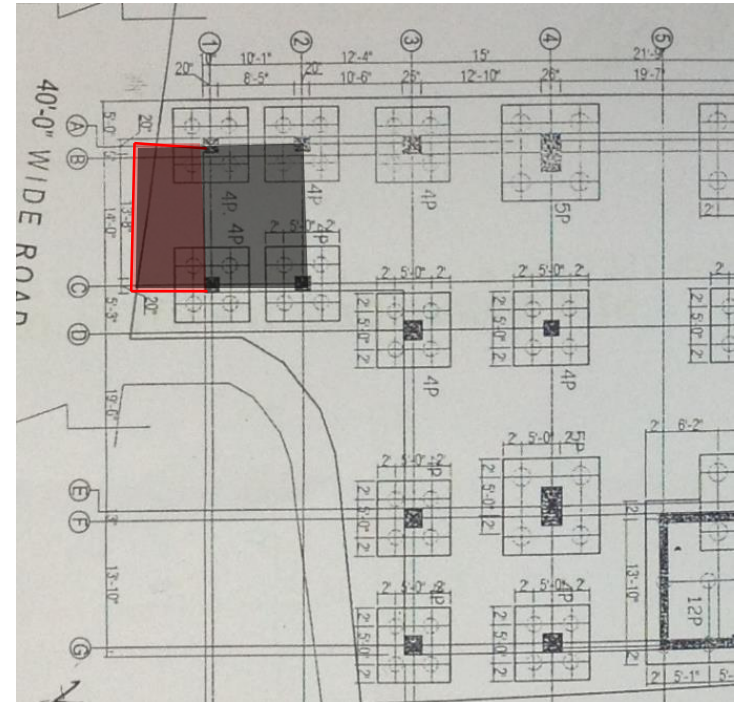
Two Storey Cantilever



Structure of 2nd floor cantilever could not be determined because of stored material

Structure of 1st floor cantilever could not be determined because of false ceiling and floor finishes in place (office space)

It is unclear if the slab alone is supporting the cantilever, or if there are beams in place



Two Storey Cantilever

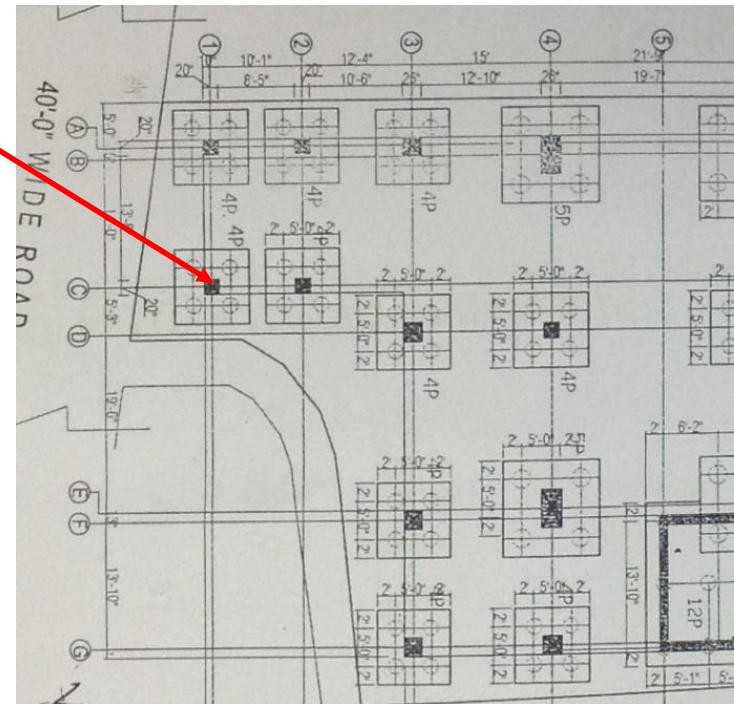
Storage loading on 2nd floor cantilever



Two Storey Cantilever



**Building Engineer to confirm by calculations that column and cantilever slab are designed adequately.
If necessary, reduce loads (loading plans to be prepared)**

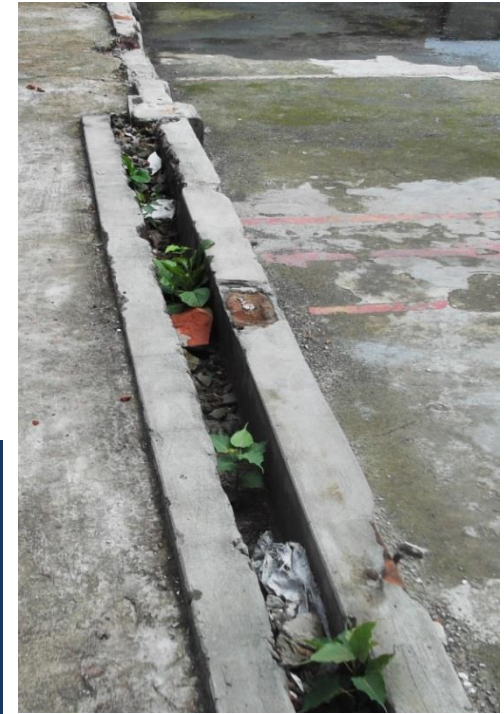


Two Storey Cantilever

Roof Slab - Water causing damage to building fabric and potential for reinforcement corrosion



Removal of previous roof structure resulted in damage to concrete slab. Roof drainage is not effective.



Water causing deterioration of building fabric



**Unmanaged roof
drainage and roof surface
causing deterioration of
building fabric**



**Water causing deterioration
of building fabric**

Floor slab thickness and allowable floor loads are not clear. Loading regime to be established



Material stacked to ceiling in storage level at mid level

Engineer to verify slab thickness and establish Allowable Floor loading plans for each floor level.

Floor Slab Loading

Priority Actions

Problems Observed

1. Concrete strength
2. Two storey cantilever area at front of building not shown on engineering drawings.
3. Damaged areas of roof slab to be made good and waterproofed
4. Floor slab thickness could not be verified during inspection.
Allowable Load Plans to be prepared for each floor level.

Item No.	Observation	Recommended Action Plan	Recommended Timeline
1	Concrete strength	Factory Engineer to review design, loads and columns stresses in all columns.	6-weeks
2	Concrete strength	Verify insitu concrete stresses either by cores or existing cylinder strength data for all columns.	6-weeks
3	Concrete strength	Produce and actively manage a loading plan for all floor plates within the factory giving consideration to floor capacity and column capacity.	6-months
4	Two storey cantilever area at front of building not shown on engineering drawings	Building Engineer to carry out design check of cantilever slab and support columns at front of building. Revise As-Built drawings showing actual building perimeter. Create loading plan for cantilever area.	6-weeks
5	Damaged areas of roof slab due to removal of steel frame and walls	Engineer to inspect roof slab and propose a suitable repair system. Roof drainage system to be installed and damaged slab repaired.	6-months
6	Slab thickness could not be confirmed. Loading regime to be established.	Building Engineer to confirm slab thickness at each floor level and review, by means of calculations, the slab and column capacity to verify Allowable Floor Loading Plans for each floor.	6-weeks

Item No.	Observation	Recommended Action Plan	Recommended Timeline
7	Slab thickness could not be confirmed. Loading regime to be established.	Storage rack loads at 6th floor level to be checked against Allowable Floor Loading Plans	6-weeks
8	Slab thickness could not be confirmed. Loading regime to be established.	Floor loading plans to be monitored on an on-going basis.	6-months