Base Fashions Ltd. - New Unit

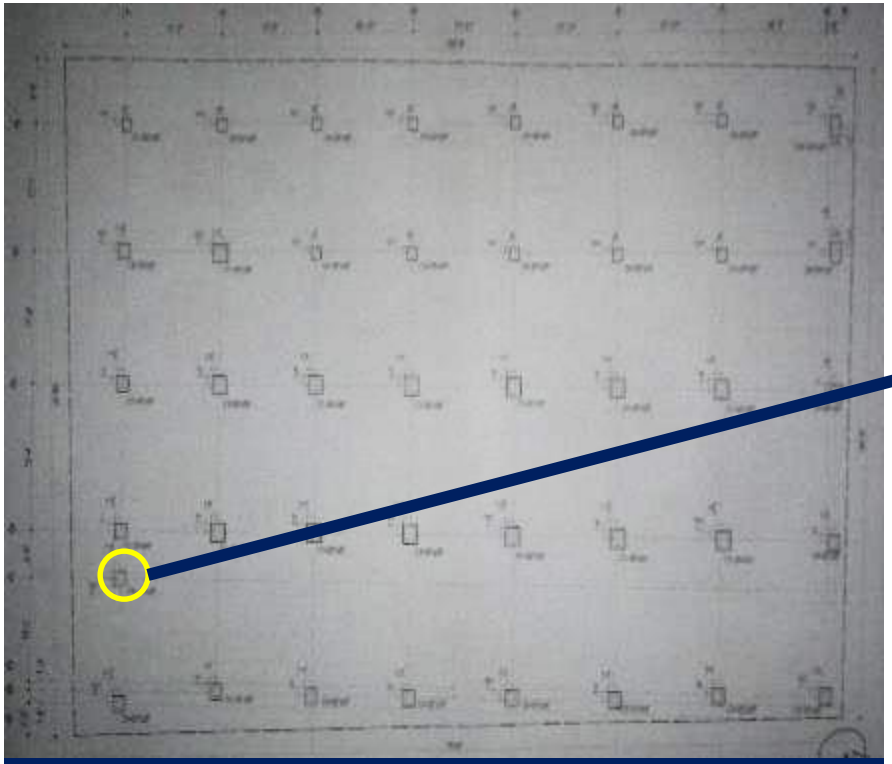
93 Sataish Road, Tongi, Gazipur
(23.920683N, 90.390715E)
31st December 2017

ACCORD
on Fire and Building Safety in Bangladesh

Observations

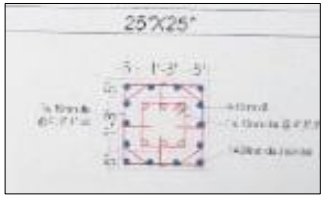
Discrepancy between as- built drawings and on site condition

Observation : Production Building



Column Layout

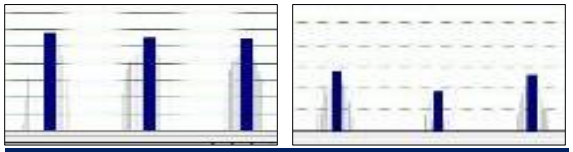
Existing column section was observed (375mm X 375mm) instead of retrofitting column (625mm x 625mm)



Strengthened section on drawing

8 rebars observed on roof

In the provided as-built drawing, the highlighted column was shown as strengthened by concrete jacketing but that was not strengthened on site.



8 rebars (3x3) were observed in the existing column section.

Observation : Production Building

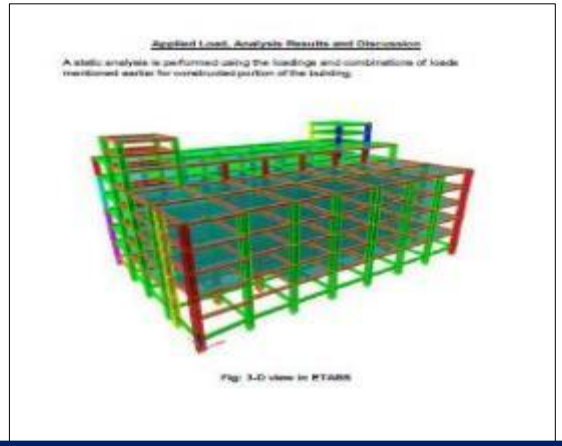
DEA report to be verified

Observation : Production Building

Exposed rebar on column and slab

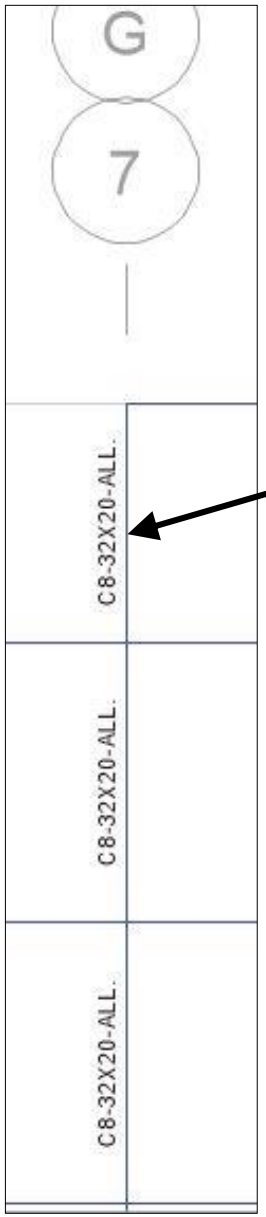
Permit drawing for 6-storied Building

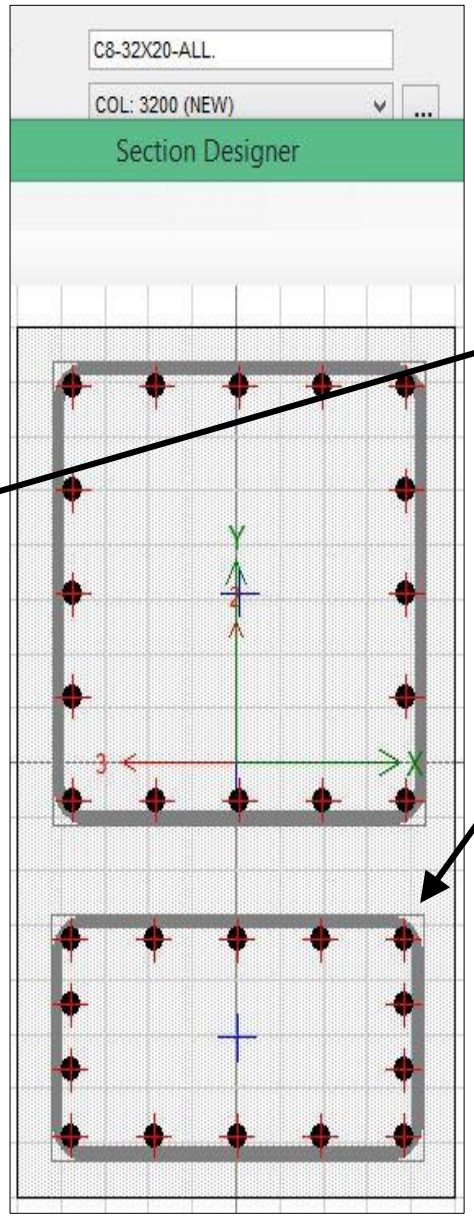
Factory has permit drawing for the 6-storey building and exposed reinforcement in roof indicates the possibility of further extension of the building. For any future extension, a significant increase in column loads may cause. So, design report to be verified for concrete strength as part of Details Engineering Assessment before the commencement of construction additional floor above present condition (5-storey and 3-storey).

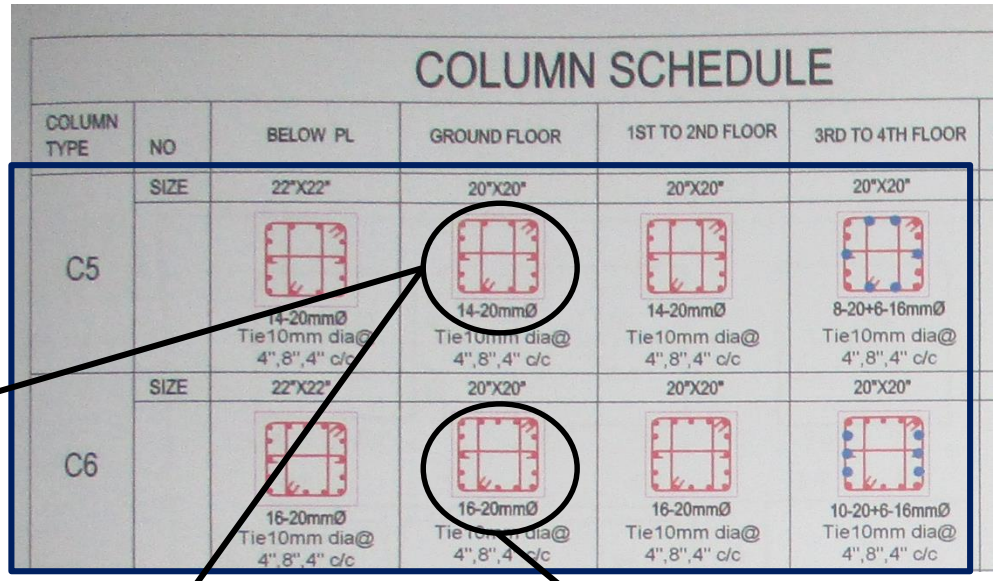


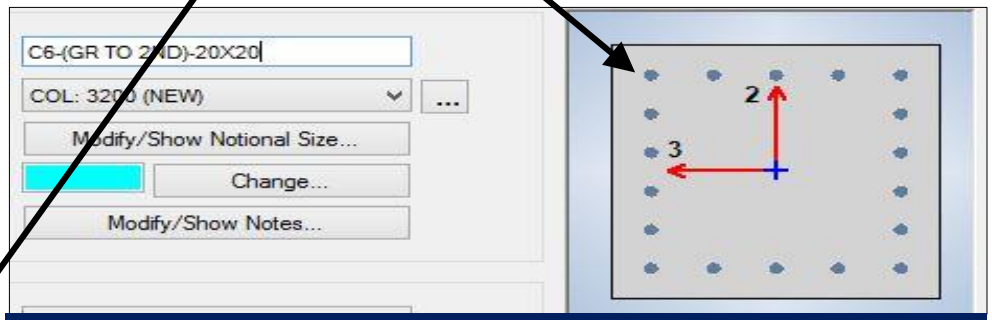
DEA report for the partially 6-storied building

Observation : Production Building









18 rebars found in FEA instead of 16 for C6 column

The column layout did not match with provided Finite Element Analysis (FEA) model. Also, the reinforcement of C6 column; size & retrofitting scheme of C5 column did not match. Factory engineer is required to check the drawings and update the FEA accordingly.

Observation : Production Building

Corrosion observed on exposed rebar and lack of drainage system on roof

Observation : Production Building

Exposed rebar on 1st floor slab

No obvious drainage system was observed

Exposed rebar on roof

Corrosion observed on exposed rebar

Corrosion on exposed rebar was observed on both 5 & 3 storied portions. Necessary steps to be taken to protect the rebars from corrosion. Also drainage system to be improved.

Observation : Production Building

Dampness observed on periphery wall

Observation : Production Building

Dampness on periphery wall of 5-storied portion

Dampness was found in several areas of the peripheral brick walls. The factory is required to identify the reason and repair following an appropriate method.

Observation : Production Building

Columns susceptible to vehicle impact

Observation: Production Building

The highlighted columns are susceptible to vehicle impact. The factory is required to provide a barrier to protect the columns from vehicle impact.

Observation: Production Building

Lack of as-built documents of generator shed

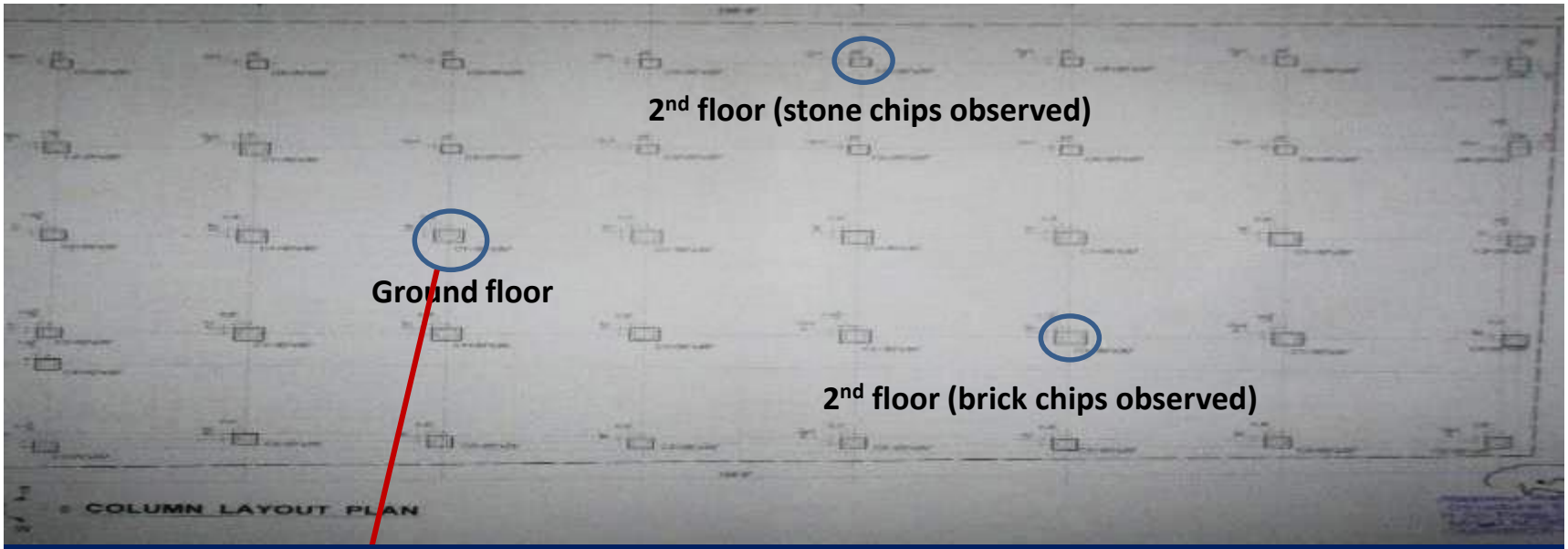
Observation: Generator Shed

Lightweight steel roof rested on the brick walls

The as-built drawing was not available for generator shed. As-built drawings for the shed to be prepared. Besides, No stability system was observed and the shed seems to be non-engineered. Factory is required to check the adequacy of roof against uplift forces.

Observation: Generator Shed

Test Carried out



Aggregate checking point for production building

Stone chips aggregate at strengthened column

Brick chips aggregate at existing column

Rebar checking with Ferro scanning of Column

Test Carried Out : Production Building

Priority Actions

Problems Observed

ITEM 1: Discrepancy between as- built drawings and on site condition

ITEM 2: DEA report to be verified

ITEM 3: Corrosion observed on exposed rebar and lack of drainage system on roof

ITEM 4: Dampness observed on periphery wall.

ITEM 5: Columns susceptible to vehicle impact.

ITEM 6: Lack of as-built documents of generator shed.

Item No.	Observation	Recommended Action Plan	Recommended Timeline
1	Discrepancy between as-built drawings and on site condition	Building Engineer to survey the structure and update as-built drawings to the as-constructed status.	**6-weeks**
2	DEA report to be verified	Building Engineer to survey the structure and revise the prepared design report including software based analysis.	**6-weeks**
3	DEA report to be verified	Revise floor loading plan as part of Detail Engineering Assessment if required.	**6-weeks**
4	DEA report to be verified	Implement the floor loading plan	**6-months**
5	Corrosion observed on exposed rebar and lack of drainage system on roof	Building engineer needs to check the ingress of corrosion and suggest proper remedial action accordingly.	**6-weeks**
6	Corrosion observed on exposed rebar and lack of drainage system on roof	Implement repair works suggested by the engineer.	**6-weeks**
7	Corrosion observed on exposed rebar and lack of drainage system on roof	Develop proper slopping and provide necessary outlets to improve drainage system on roofs.	**6-months**

Item No.	Observation	Recommended Action Plan	Recommended Timeline
8	Dampness observed on periphery wall	Building engineer needs to check the reasons for dampness and suggest proper remedial action accordingly.	**6-weeks**
9	Dampness observed on periphery wall	Implement repair works suggested by the factory engineer.	**6-months**
10	Columns susceptible to vehicle impact	A barrier to be installed around the exterior columns.	**6-months**
11	Lack of as-built documents of generator shed	Building Engineer to survey the structure and prepare as-built drawings.	**6-weeks**
12	Lack of as-built documents of generator shed	Building Engineer is required to check the capacity of the roof anchorage against uplift forces.	**6-weeks**
13	Lack of as-built documents of generator shed	Implement remedial works suggested by the Building Engineer.	**6-months**