

Selina Apparels Ltd.

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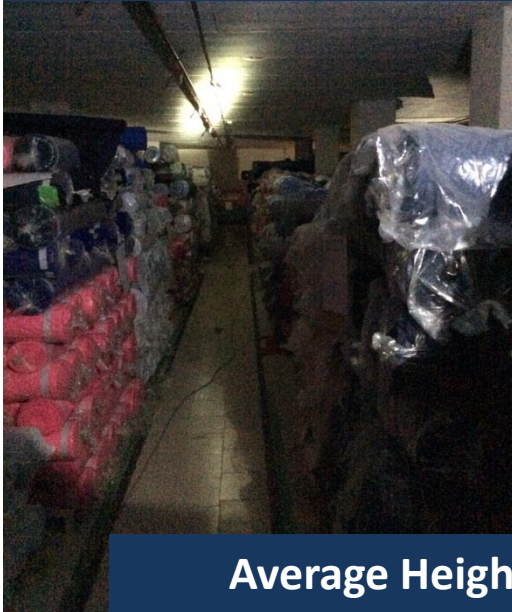
11 MARCH 2014



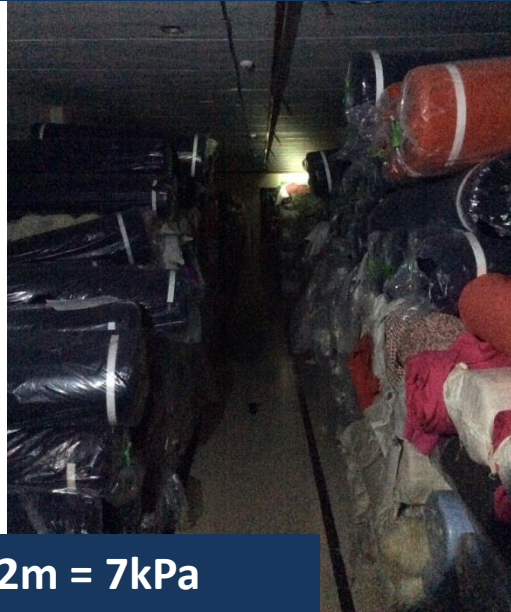
Observations

Heavily Loaded Level

Ground Floor



Average Height 2m = 7kPa



3.75kPa – 4kPa

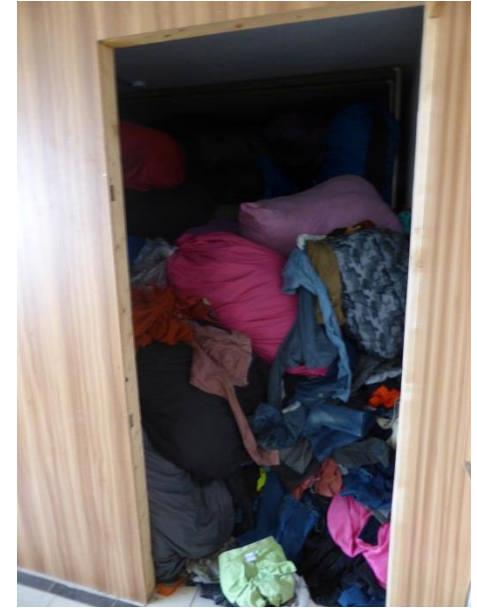
Basement Level



General high loading throughout ground and basement level (loading on slab between pilecaps).

Building engineer to develop loading plans and height restrictions to prevent overloading.

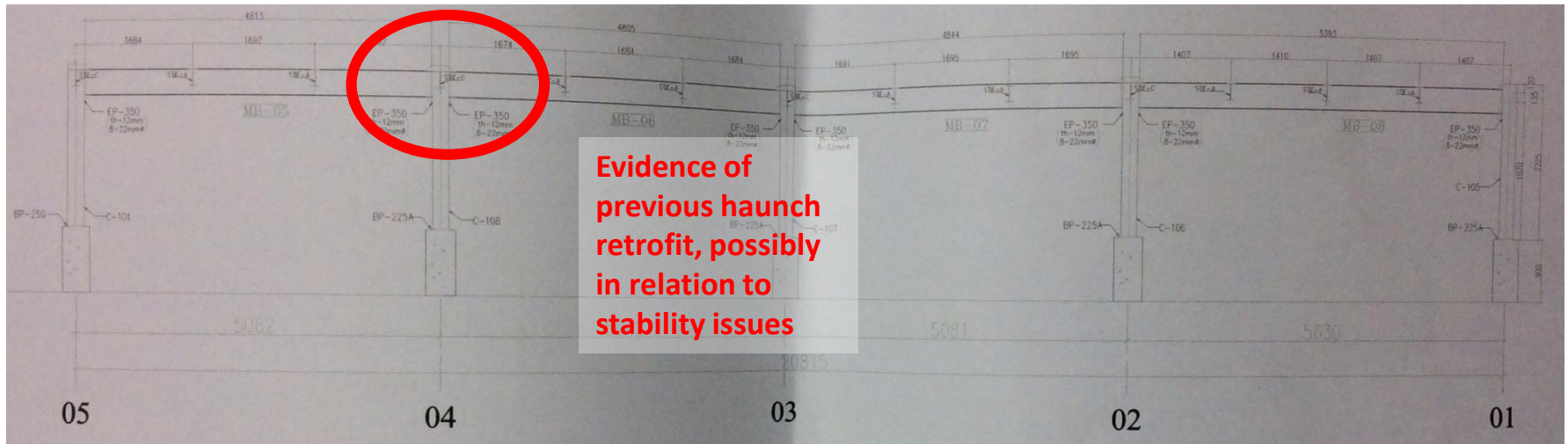
Localised Areas of High Loading



Localised areas of high loading at a number of locations building.

Building engineer to develop loading plans and height restrictions to prevent overloading.

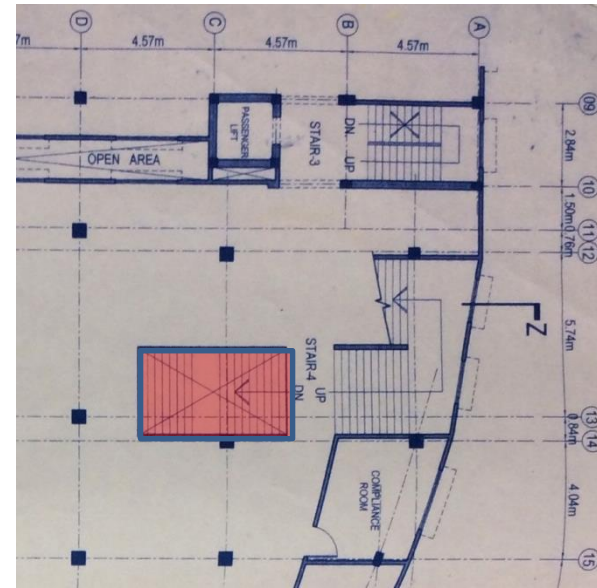
Structural Lateral Stability of Level 8 – 9 Steelwork Frame



Steelwork construction on 8th Floor with support beams bolted to structure column upstands.

Building engineer to carry out lateral stability analysis on steelwork construction.

Structural Arrangement at Ground – 1st Floor Stairs



Significant opening and slab cantilevers on first floor at stairs – no additional thickenings or beams observed.

Decorative Post at balustrade split, possibly due to slab deflections

Structural System unclear.

Localised Cracks Observed



Brick Column at Ground Floor



Water Tank Structure



Brickwork Façade

Localised cracking in various locations on structure.

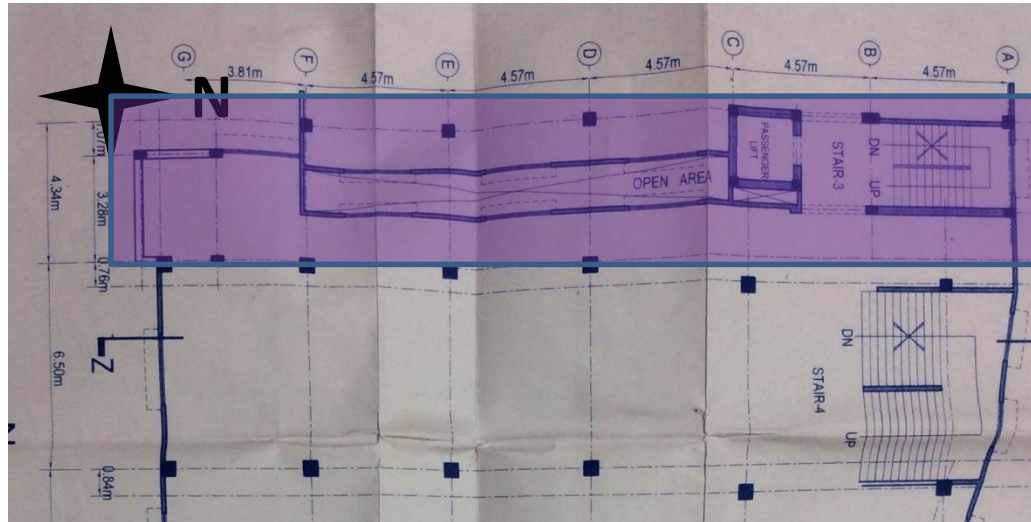
Cracking to brick column finished tight to soffit of structural cantilever.

Cracking to water tank structure; No evidence of water leakage.

Cracking to brickwork façade on North Elevation.

Localised Cracking

Lightweight Steel Structure on Roof



Lightweight roof structure with open façade elements.
Adequacy of lightweight steel structure for uplift/lateral loading to be checked by Building Engineer.

Adequacy of roof tie-downs to be checked.

Priority Actions

Problems Observed

1. General Areas of High Loading
2. Localised Areas of High Loading
3. Lateral Stability of Steelworks Structure Level 8-9
4. Structural Arrangement of Ground – 1st Floor Stairs
5. Localised Cracks in Structure
6. Adequacy of Lightweight Steel Roof Stability

Item No.	Observation	Recommended Action Plan	Recommended Timeline
1	General areas of high loading throughout Ground and First Floor And localised areas of high loading	The Structural Engineer should check the capacity of the flat slab floors and columns against the design loading, particularly punching shear at columns, and column working stresses.	6-weeks
2	General areas of high loading throughout Ground and First Floor And localised areas of high loading	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	General areas of high loading throughout Ground and First Floor And localised areas of high loading	Continue to implement load plan.	6-months
4	Check required on lateral stability of steelworks structure on 8th floor	Building engineer to carry out a stability analysis of the 8th and 9th floor and propose additional stability structure if it is necessary.	6-weeks

Item No.	Observation	Recommended Action Plan	Recommended Timeline
5	Check on structural arrangement of ground – 1st floor stairs	Building engineer to carry out full design check on first floor slab in bays adjoining the stair opening.	6-weeks
6	Check on structural arrangement of ground – 1st floor stairs	Carry out strengthening if required.	6-months
7	Assessment of localised cracks in structure	Sections of plaster finish to wall to be removed and extent of crack to be reviewed by Building Engineer.	6-weeks
8	Assessment of localised cracks in structure	For cracks to the building structure, Building Engineer to carry out design check on beams to confirm that these cracks are not of a serious structural nature	6-weeks
9	Assessment of localised cracks in structure	Carry out repairs as required.	6-months
10	Assessment of localised cracks in structure	Building Engineer to prepare Allowable Floor Loading Plans.	6-months
11	Undocumented lightweight steel roof additions and adequacy for wind loads	Additional structures to be design checked to ensure adequacy for code vertical and wind loads by the building Engineer.	6-weeks
12	Undocumented lightweight steel roof additions and adequacy for wind loads	Undertake strengthening if required	6-months
13	Undocumented lightweight steel roof additions and adequacy for wind loads	Building engineer to produce appropriate documentation and as built drawings.	6-months