

# Regency Garments Ltd (Unit 1)

Plot # 60-62, Sector # 1, CEPZ, Chittagong, Bangladesh  
(22.291652N 91.773435E)

21 April 2015



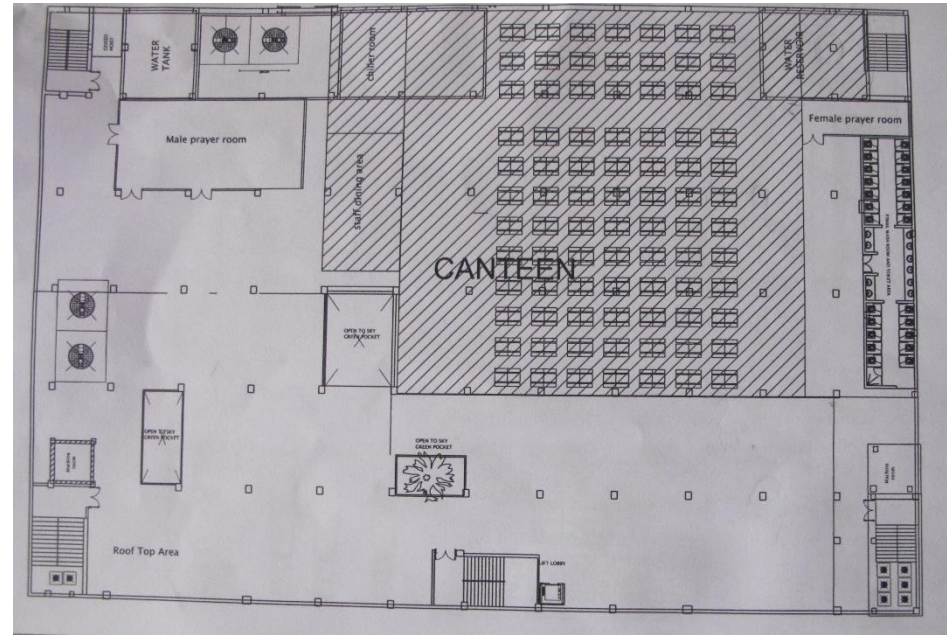
# Observations

# Undocumented proposed additions on Roof

## Existing use of Roof slab



## Architectural drawing showing proposed new canteen and ancillary accommodation

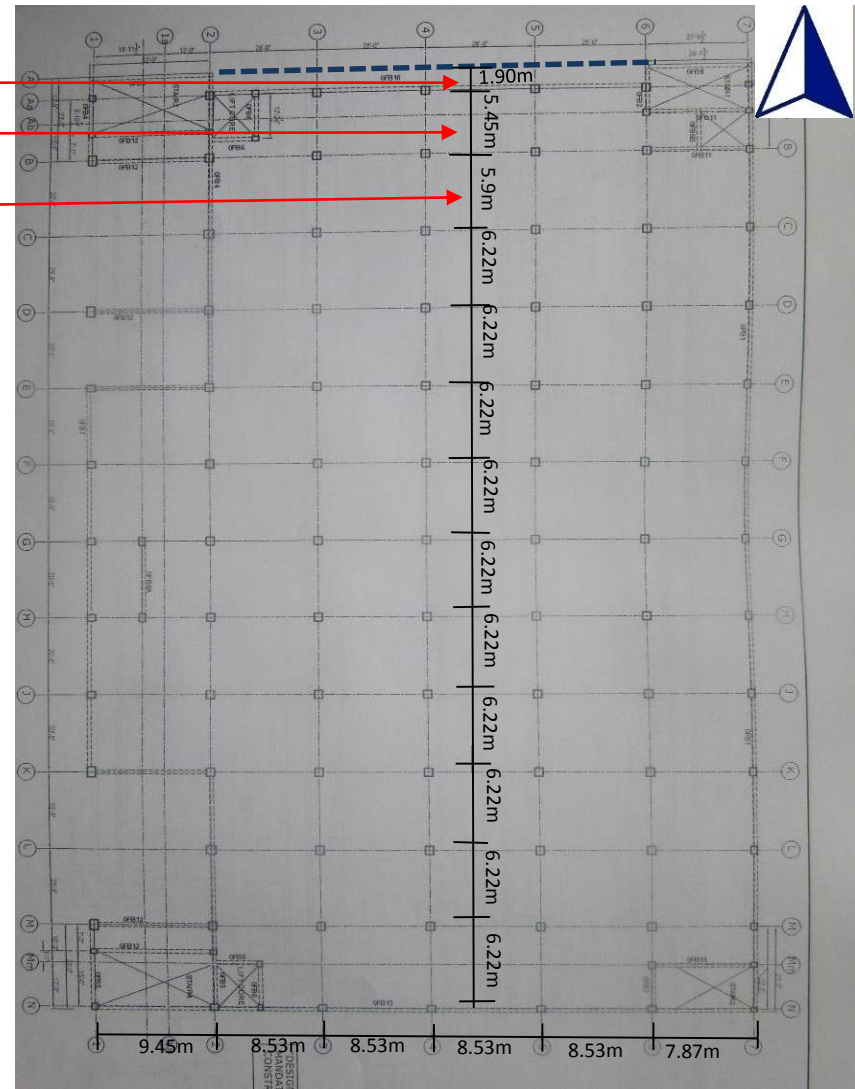


Proposed additional Canteen and ancillary accommodation shown on architectural layout but no account taken for this on structural drawings  
Proposed construction is RC stub columns, steel columns and lightweight steel roof.  
Brickwork infill around perimeter of canteen and other accommodation (all brickwork observed on site is solid 250mm thk walls). Toilets shown with undetermined floor build-up

# Inaccuracies in 'as-built' structural drawings

Cantilever not shown  
on Structural drawings

Dimensions of these  
two bays incorrect on  
structural drawings



As-built structural drawings do not show 1.9m cantilever on N side of the building, and two end bay dimensions are incorrect

As-built Structural Drawing showing measured dimensions

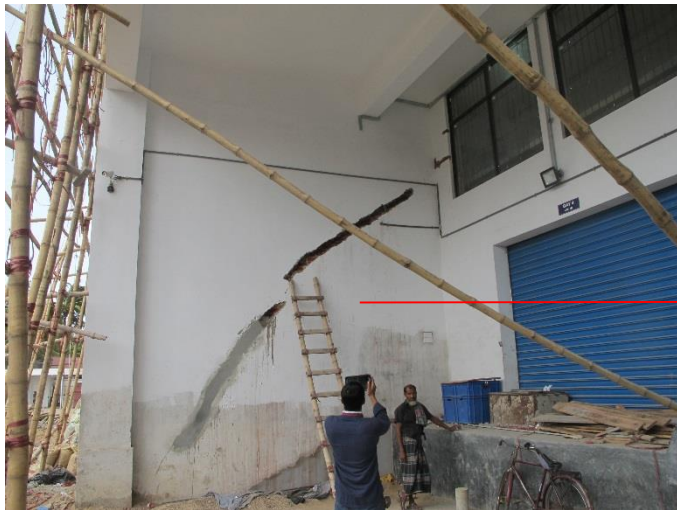
# Undocumented Mezzanine floor structures at Ground floor level



# Cracking of brickwork panel adjacent to loading bay



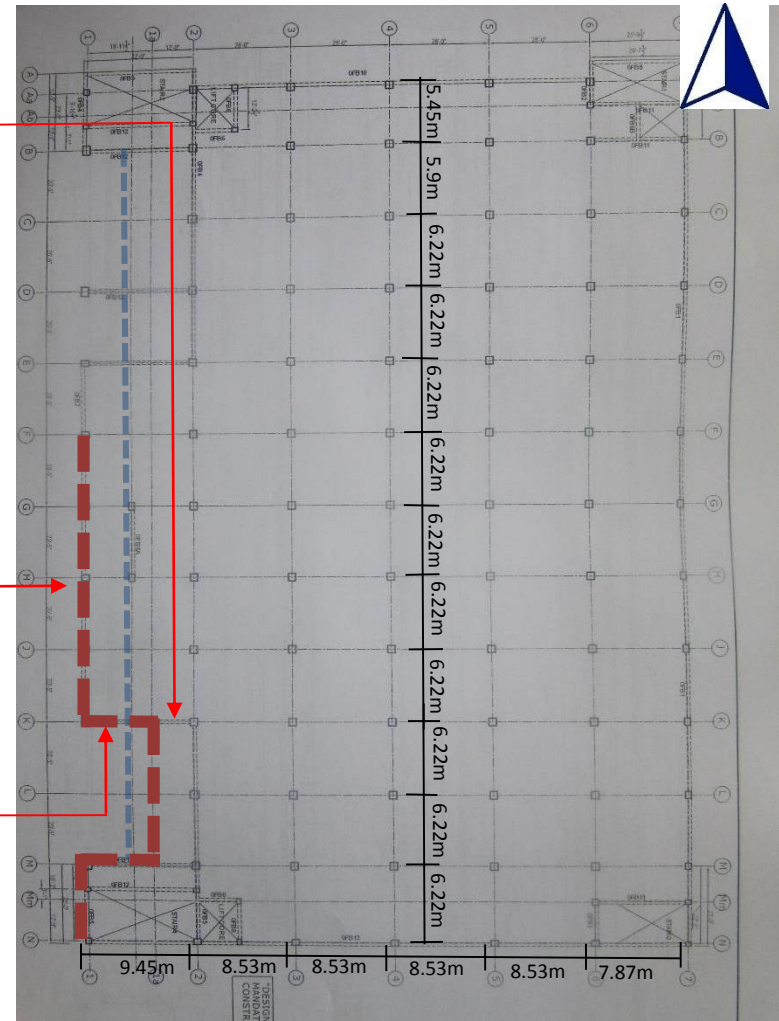
Hairline crack in beam



Line of brick facade

Large crack in brick wall panel

Diagonal crack in brick wall panel, suggest some subsidence in area of loading bay



Area adjacent to loading bay where cracking occurred

# Problems Observed

**ITEM 1** – Undocumented proposed extension on Roof

**ITEM 2** – Inaccuracies in ‘as-built’ structural drawings

**ITEM 3** – Undocumented Mezzanine floor structures

**ITEM 4** – Cracking of brickwork panel adjacent to loading bay

Item No.	Observation	Recommended Action Plan	Recommended Timeline
1	Undocumented proposed Canteen and ancillary accommodation on Roof Undocumented proposed Canteen and ancillary accommodation on Roof	Building engineer to review proposed additional structures and loading and assess capacity of the existing structure to support the loads.	6-months
2	Undocumented proposed Canteen and ancillary accommodation on Roof Undocumented proposed Canteen and ancillary accommodation on Roof	Document the additional structures fully including calculations and updated as-built drawings	6-months
3	Inaccuracies in 'as-built' structural drawings	Building engineer to collect information and produce accurate and complete as-built documentation at soonest opportunity.	6-months
4	Undocumented Mezzanine floor structures between Ground and 1st Floors	Structural engineer to assess the existing steel and composite structure and confirm its capacity to support the applied loading, particularly the foundation support structure.	6-months
5	Undocumented Mezzanine floor structures between Ground and 1st Floors	Document the additional structures fully including calculations and updated as-built drawings .	6-months
6	Cracking of brickwork panel adjacent to loading bay	Repair cracks in brickwork panel and monitor for further cracking.	6-months
7	Cracking of brickwork panel adjacent to loading bay	Structural engineer to review if further cracking occurs	6-months