Pan Pacific Sweaters Ltd (9310)
D&S Pretty Fashions Ltd (9287)

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Identified Priority 1 Concerns

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1st Priority 1 concern

Based on the load run-down analysis following the agreed minimum design live load assignment, the columns' factor of safety falls between 1.25 and 1.5, giving a AMBER warning. Factory Engineer to review design, loads and columns stresses. Equipment are located at the same place, level to level. This means that the same columns are over used compared to others.

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2nd Priority 1 concern

The building plans received, don’t show the roof made of structural steel (columns, beams and steel deck filled with 150mm of concrete). The building was constructed from year 2001 to 2004, with brick aggregate, with total of 6 R.C storeys and a steel shed.

Column Stress

Identified Priority 3 Concerns

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1st Priority 3 Concern

No waterproofing membrane was visible on the roof of the building. This means that any cracks in the surface finishes on the roof will allow water to seep into the concrete slab beneath the finishes, and cause long-term soaking of the slab.

Roof Floor does not appear to have any waterproof membrane to protect lower floor from water damage

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Priority Actions

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Problems Observed Summary

ITEM 1: (1st Priority 1) The factor of safety of the column is between 1.25 and 1.5. Factory Engineer is to review design, loads and column stresses.

ITEM 2: (2nd Priority 1) The existing roof made of structural steel doesn't appear on the existing drawings received. In this case, plans do not match actual site conditions.

ITEM 3: (3rd Priority 1) The heavy storage and equipment located on different level but the same location cause excessive load stress in 2 or 3 columns. The factory Engineer is to review design, loads and column stresses.

ITEM 4: (1st Priority 3) Roof appears not to have any waterproofing system applied

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Item 1 and actions

Preliminary load take-down calculations indicates that the columns factor of safety is between 1.25 and 1.5. Heavy storage and equipment located in the same line.

Priority 1 (Immediate – Now)	• Factory Engineer to review design, loads and columns stresses. • Verify insitu concrete stresses by cores from 4 columns.
Priority 2 (within 6 – weeks)	• Produce and actively manage a loading plan for all floor plates within the factory giving consideration to floor capacity and column capacity. • Detail Engineering Assessment to be completed
Priority 3 (within 6-months)	• Continue to implement load plan.

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Item 2 and actions

Roof made of structural steel

Priority 1 (Immediate – Now)	• Factory engineer to check, collect information and produce accurate and complete as-built documentation
Priority 2 (within 6 – weeks)	• Factory engineer to review design, loads and columns stresses.
Priority 3 (within 6-months)	• None required

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Item 3 and actions

Roof appears not to have any waterproofing system applied.

Priority 1 (Immediate – Now)	• Not required
Priority 2 (within 6 – weeks)	• Not required
Priority 3 (within 6-months)	• Consider applying a new waterproofing membrane. • Manage drainage from above levels and water tanks to downpipes to avoid structural corrosion due to continuous moisture.

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