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Kaniz Fashions Ltd. (10025)

228/A, Tejagaon Industrial Area, Dhaka
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Client Summary Report Observations & Actions



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Identified Priority 1 Concerns

Remove Rooftop Workspace

Reduce Storage Loads at Ground Floor

Priority 1 Concern



Building is designed for 9 stories. However, there is currently a workspace occupying approximately 1/5th of the rooftop area imposing loads of one additional storey.

Localized 10th Storey Workspace at Rooftop

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Priority 1 Concern



Slab loadings applied to the ground floor in storage areas are excessive.

High Ground Floor Storage Loads

Identified Priority 2 Concerns

Column Safety Factors are Low

No Apparent Lateral Load Resistance System

Priority 2 Concern



COLUMN SIZE & REINFORCEMENT SCHEDULE				
Column No./LEVEL	C1	C2/C5/C6	C3	C4
402/5th FL, 13th				
402/5th FL, 13th				
402/5th FL, 13th				
402/5th FL, 13th				

Under minimum allowable gravity loads the column safety factors are lower than desirable.

Low Column Safety Factors



The structure contains no apparent lateral stability system. Flat slabs sit atop columns without rigid frames or shear walls to resist seismic or wind loadings.

Lack of Lateral Stability

Identified Priority 3 Concerns

(None)

Priority Actions

Problems Observed Summary

ITEM 1: (Priority 1) The additional work area atop the roof slab applies loads of an additional storey to the columns beneath it.

ITEM 2: (Priority 1) Ground floor storage loads exceed allowable limits in localized areas.

ITEM 3: (Priority 2) Column safety factors are lower than required.

ITEM 4: (Priority 2) Building composed of flat slabs lacks an apparent lateral restraint system.

Item 1 and Actions

Remove rooftop work area

**Priority 1
(Immediate – Now)**

- Remove workers and equipment from rooftop work area.

**Priority 2
(within 6 weeks)**

- Demolish existing rooftop work area and remove demolition remnants from the roof.

**Priority 3
(within 6 months)**

- None

Item 2 and Actions

Excessive local storage at ground floor level

Priority 1 (Immediate – Now)

- Reduce and distribute storage at ground floor level to allowable loads indicated by slab loading plan

Priority 2 (within 6 weeks)

- Develop and implement protocols for the monitoring of slab loadings in accordance with the existing slab loading plans.

Priority 3 (within 6 months)

- None

Item 3 and Actions

Low column safety factors

Priority 1 (Immediate – Now)

- None

Priority 2 (within 6 weeks)

- Factory engineer to conduct a review of design, loads and column stresses throughout the factory.

Priority 3 (within 6 months)

- Amend existing loading plan according to findings of engineering review mentioned above.

Item 4 and Actions

Lack of apparent lateral restraint system

Priority 1 (Immediate – Now)

- None

Priority 2 (within 6 weeks)

- Factory engineer to conduct a review of structure's lateral stability system.

Priority 3 (within 6 months)

- If required, implement measures to bolster lateral stability.