

# KARIM TEXTILES LTD (9297)

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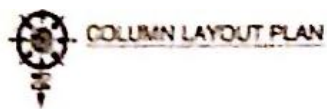
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# Identified Priority 1 Concerns

## 1<sup>st</sup> Priority 1 Concern – 8 storey building

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 an AMBER warning. The building was constructed in year 2000, with stone aggregate, with total of 7 R.C storeys and steel shed.



COLUMN SHIDULE

TYPE	BELOW GB	GF TO 6th FLOOR	7th FLOOR
C1	 8-25mmØ std. 10mmØ @ 5" c/c	 8-25mmØ std. 10mmØ @ 5"-8"-5"cc	 8-25mmØ std. 10mmØ @ 5"-8"-5"cc
C2	 8-16mmØ std. 10mmØ @ 5" c/c	 8-16mmØ std. 10mmØ @ 5"-8"-5"cc	 8-16mmØ std. 10mmØ @ 5"-8"-5"cc

COLUMN SHIDULE

TYPE	BELOW GB	GF TO 6th FLOOR	7th FLOOR
C3	 6-16mmØ std. 10mmØ @ 5" c/c	 6-16mmØ std. 10mmØ @ 5"-8"-5"cc	 6-16mmØ std. 10mmØ @ 5"-8"-5"cc
C4	 6-16mmØ std. 10mmØ @ 5" c/c	 6-16mmØ std. 10mmØ @ 5"-8"-5"cc	 6-16mmØ std. 10mmØ @ 5"-8"-5"cc
C5	 8-16mmØ std. 10mmØ @ 5" c/c	 8-16mmØ std. 10mmØ @ 5"-8"-5"cc	 6-12mmØ std. 10mmØ @ 5"-8"-5"cc

## Column Stress

2<sup>nd</sup> Priority 1 Concern – All buildings

Excessive storage of boxes and fabric on levels 5 and 6.



Excessive Storage on levels 5 and 6

## Identified Priority 2 Concerns

## 1<sup>st</sup> Priority 2 Concern – 11 storey building

Based on the load run-down analysis following the agreed minimum design live load assignment, the columns' factor of safety falls between 1.5 and 1.86, giving a YELLOW warning. The building was constructed in year 2002, with brick aggregate, with total of 12 storeys (including roof and basement).

COLUMN SCHEDULE		
COLUMN NO.	BELOW G.L. 1'-10"	G.L. TO 3rd Floor 1'-8"
C1		
C2		
C3		
C4		
C5		
C6		

## Column Stress

## 2nd Priority 2 Concern – 8 storey building



Due to the placement of the movement joint on the 1<sup>st</sup> floor slab, columns on the ground floor have been damaged.

----- Movement Joint



Column Stress

## Identified Priority 3 Concerns

### Priority 3 Concern – All buildings



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**

# Priority Actions

## Problems Observed Summary

- ITEM 1: (1<sup>st</sup> Priority 1 – 8 storey building)** The factor of safety of the column is between 1.25 and 1.5. A Detailed Engineering Assessment is to be carried out.
- ITEM 2: (2<sup>nd</sup> Priority 1 – All buildings)** Storage level of boxes on the 5<sup>th</sup> and 6<sup>th</sup> floor of both buildings appears to be excessive .
- ITEM 3:( 1<sup>st</sup> Priority 2 – 11 storey building)** The factor of safety of the column is between 1.5 and 1.86. Factory engineer to review design, loads and column stresses.
- ITEM 4: (2<sup>nd</sup> Priority 2 – 8 storey building)** The movement joint on the 1<sup>st</sup> floor has caused damage to the top of some columns. The columns must be repaired and compressible material placed between the column and the adjacent overhanging slab.
- ITEM 5: (Priority 3 – All buildings)** Roof appears not to have any waterproofing system applied.

## Item 1 and actions

Preliminary load take-down calculations indicates that the columns factor of safety is between 1.25 and 1.5.

### Priority 1 (Immediate – Now)

- A Detailed Engineering Assessment is to be carried out reviewing 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.

## Item 2 and actions

High storage and equipment loads on floors 5 and 6.

### Priority 1 (Immediate – Now)

- Immediately reduce stacking height of boxes and fabric to ensure total load does not exceed 3.0kPa.

### Priority 2 (within 6 – weeks)

- Mark the maximum allowable height of fabric and box stacking to ensure full compliance with specified design loads.

### Priority 3 (within 6-months)

- Produce and actively manage a loading plan, ensuring maximum height of storage is adhered to in the long-term.

## Item 3 and actions

Preliminary load take-down calculations indicates that the columns factor of safety is between 1.5 and 1.86.

### Priority 1 (Immediate – Now)

- None required.

### Priority 2 (within 6 – weeks)

- Factory Engineer to review design, loads and columns stresses.
- Verify insitu concrete stresses by 100mm dia. cores from 4 typical internal columns.

### Priority 3 (within 6-months)

- Produce and actively manage a loading plan for all floor plates within the factory giving consideration to floor capacity and column capacity.

## Item 4 and actions

The movement joint on the 1<sup>st</sup> floor has caused damages to the columns on the ground floor

### Priority 1 (Immediate – Now)

- None required.

### Priority 2 (within 6 – weeks)

- Repair the damage to the columns
- Install compressible material between the column and the overhanging slab to prevent future damage.

### Priority 3 (within 6-months)

- None required.

## Item 5 and actions

Roof appears not to have any waterproofing system applied.

### Priority 1 (Immediate – Now)

- None required.

### Priority 2 (within 6 – weeks)

- None required.

### Priority 3 (within 6-months)

- Consider applying a new waterproofing membrane.