

Textown Ltd (Extension building)

Dewan Idris Road, Bara Rangamatia, Ashulia, Dhaka.
(23.911180, 90.301861)

23rd Sept 2020





Building Information

1. Extension building (B+G+6).
2. Fire Pump Room & Guard room (two separate single storied room).



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Observations



Design report needs to be prepared

Observation: Extension building



Floor loading

As per BNBC every building or structure designed shall have its design documents prepared in accordance with the provision of Section 1.9.1. The design document shall include a design report, and a set of structural drawings, which shall be prepared in compliance with section 1.9.1.1 and section 1.9.1.2 as per BNBC. During the inspection, the design report has not been found which is required to be prepared in compliance with section 1.9.1.1(part-6, BNBC).

Variation of floor loading was found in the provided load plan for different floor levels, but the size & reinforcement of both beam & slab has been provided almost the same for all the floors level which should be addressed in the design report.

5 Observations: Extension building



Water ponding and absence of water proofing layer.

Observation: Extension building



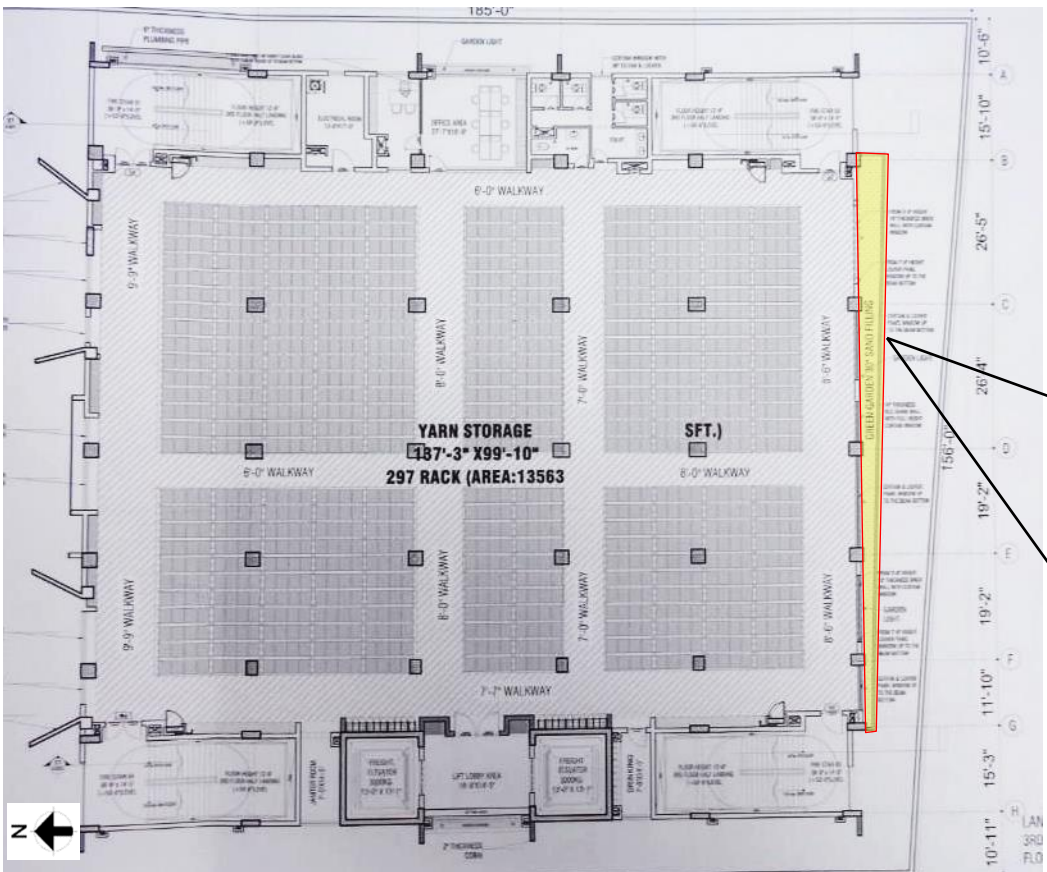
Lack of water proofing & water ponding

Water ponding was found at roof due to lack of water proofing with proper slope. The factory engineer to apply proper water proofing layer with proper slope on the top of roof slab to resist water ponding.



Water ponding on cantilever of 3rd floor

Observation: Extension building



Water ponding at 3rd floor cantilever

Water ponding was found at 3rd floor cantilever portion due to lack of proper drainage system. The factory engineer to develop drainage system resist water ponding.

Observation: Extension building



Exposed re-bar at roof.

Observation: Extension building



Exposed re-bar at roof

Exposed re-bar was found at roof. The factory engineer is required to take necessary measures to prevent the corrosion in exposed re-bar.



Susceptible to vehicle impact in column

Observation: Extension building



Column susceptible to vehicle impact

Column was found adjacent of driveway of loading unloading platform. These column are susceptible to vehicle impact. The factory engineer is required to take necessary measures to prevent the vehicle impact by providing the barrier around the column

Observation: Extension building



Priority Actions



Problems Observed

Extension Building:

Item 1: Design report needs to be prepared.

Item 2: Water ponding and absence of water proofing layer.

Item 3: Water ponding on cantilever of 3rd floor.

Item 4: Exposed re-bar at roof.

Item 5: Susceptive to vehicle impact in column.



Item No.	Observation	Recommended Action Plan	Recommended Timeline
01	Design report needs to be prepared	Building engineer to prepare the design document including a design report, and a set of structural drawings in compliance with section 1.9.1.1 and section 1.9.1.2 as per BNBC.	6-weeks
02	Design report needs to be prepared	Produce and actively manage a loading plan for all floor plates within the factory, considering floor, column and foundation capacity.	6-weeks
03	Design report needs to be prepared	Complete implementation of any remedial works deemed necessary by the Design Report.	6-months
04	Design report needs to be prepared	Continue to implement loading plan.	6-months



Item No.	Observation	Recommended Action Plan	Recommended Timeline
05	Water ponding and absence of water proofing layer.	Building Engineer to survey the structure and prepare accurate as-built (both architectural & structural) drawings.	6-months
06	Water ponding on cantilever of 3rd floor.	The factory engineer to develop drainage system resist water ponding.	6-months
07	Exposed re-bar at roof.	The factory engineer is required to take necessary measures to prevent the corrosion in exposed re-bar.	6-weeks
08	Susceptible to vehicle impact in column	The factory engineer is required to take necessary measures to prevent the vehicle impact by providing barrier around the column.	6-months