

Rahmat Sweaters (BD) Ltd. (Extension)

Jogirchala, Mouchak, Kaliakoir, Gazipur-1751.

(24.031413606, 90.302246131)

11-Sep-2023

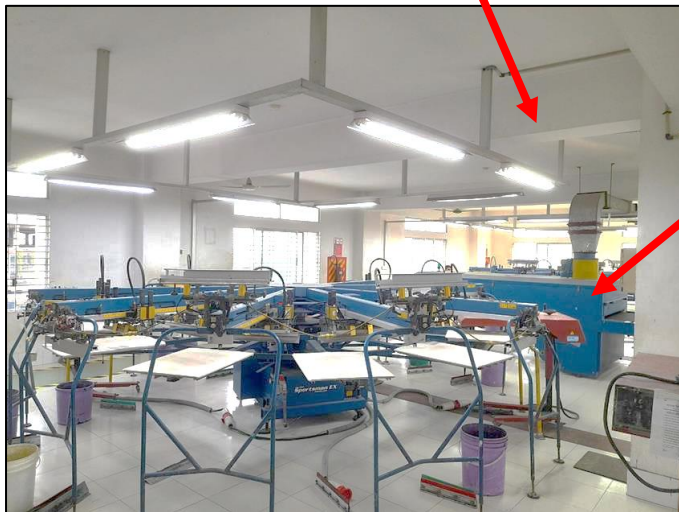
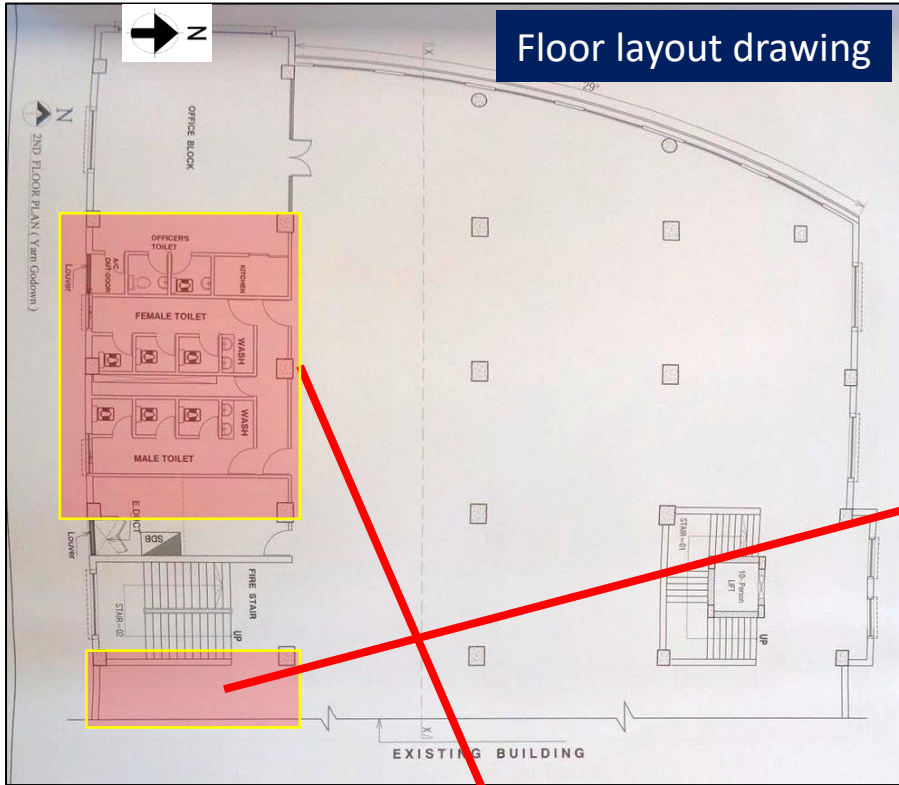


Building Information

1. **Sweater Building-2:** This structure is a six storied (B+G+5) reinforced concrete (RC) building with one basement.

Observations

Discrepancies in provided drawing



Toilet block in drawing but production floor on-site.

Toilet with build-up was found at cantilever portion as marked in layout plan.

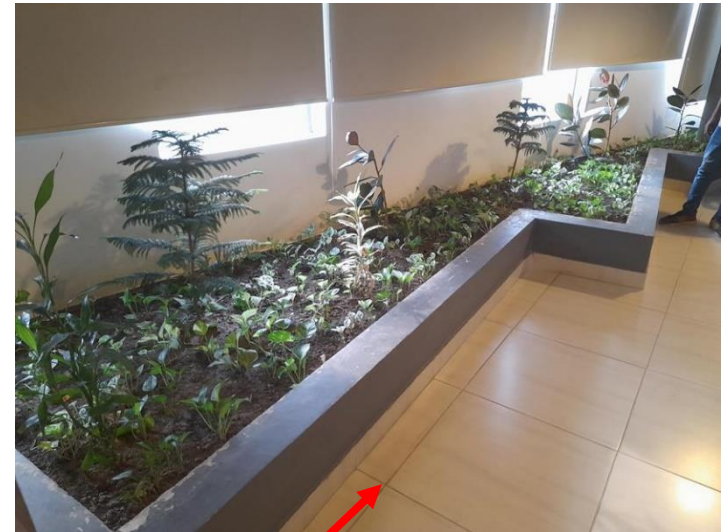
Building engineer is required to survey the structures and update as-built drawings.



Roof top beam-slab

The details of the roof top beam & slab over the stairs & lift core has not been provided in as built drawing.

Building engineer is required to survey the structures and prepare accurate as-built drawings.



Soil bed found at 4th floor which has not been shown in drawing.

Design report needs to be prepared



Sweater Building-2

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. At the time of inspection, no design report was available. Building engineer is required to prepare a set of design documents in compliance with section 1.9.1 of BNBC (part-6).

Vegetation & dampness at façade

Observation: Sweater Building-2



Dampness and vegetation on building façade.

Dampness and vegetation was found on façade. The factory is required to clean the vegetation, identify the source of moisture and seal the sources & repair the damp areas accordingly.



Dampness was found at wall below the overhead water tank due to the leakage from the unused water tank. Factory is required to repair the dampness and stop the source of the dampness.

Signage of water ponding on the roof



Signage of water ponding on roof slab

Signage of water ponding on roof slab due to poor drainage system. Factory is required to improve drainage system with proper slope and adequate number of water outlet to prevent the water ponding on the roof slab.



Stagnant of water in concrete is susceptible of re-bar corrosion and damage of column. Factory is required to fill the hole or cover the hole to prevent the intrusion of water.

Column susceptible to vehicle impact



Columns having no barrier/protection at ground floor

Columns at ground floor are susceptible to vehicle impact. The factory is required to provide separate barrier around the columns to avoid vehicle impact on column.

Observation: Sweater Building-2

Permit drawing unavailable



Building permit was not available for this building. The factory is required to collect building permit from government approved local authority.

Problems Observed

Sweater Building-2:

- Item 01: Discrepancies in as-built drawing.
- Item 02: Design report needs to be prepared.
- Item 03: Vegetation & dampness at façade.
- Item 04: Signage of water ponding on the roof.
- Item 05: Column susceptible to vehicle impact.
- Item 06: Permit drawing unavailable.

Priority Actions

Item No.	Observation	Recommended Action Plan	Recommended Timeline
01	Design report needs to be prepared	Building engineer is required to prepare a design documents in compliance with section 1.9.1 of BNBC (part-6).	6-weeks
02	Design report needs to be prepared	Implement remediation work if required.	6-months
03	Discrepancy in as-built drawing	Building Engineer to survey the structure and prepare accurate as-built (architectural and structural) drawings.	6-weeks
04	Vegetation & dampness at façade	The factory is required to clean the vegetation, identify the leakage/source of moisture and seal the sources & repair the damp areas accordingly.	6-weeks
05	Vegetation & dampness at façade	Factory is required to repair the dampness and stop the source of the dampness.	6-weeks

Item No.	Observation	Recommended Action Plan	Recommended Timeline
06	Signage of water ponding at roof	Factory is required to fill the hole or cover the hole to prevent the intrusion of water.	6-months
07	Signage of water ponding at roof	Factory is required to improve drainage system with proper slope and adequate number of water outlet to prevent the water ponding on the roof slab.	6-months
08	Column susceptible to vehicle impact	The factory is required to provide separate barrier around the columns to avoid possible vehicle impact.	6-months
09	Permit drawing unavailable	The factory is required to collect building permit from government approved local authority.	6-months