Carlos Leather Fashion Ltd. (Extension)

Teknogpara, Joydebpur, Gazipur
(24.003962, 90.386709)
3 October 2023

RSC RMG SUSTAINABILITY COUNCIL

Building Information

1. **Building-2:** This structure is a three-storied (G+2) prefabricated steel building.
2. **Boiler Room:** This structure is a single-storied reinforced concrete (RC) building .

Observations

Lack of information in design report and in as-built drawing

Observation: Building-2

INFINITAS

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Slab adequacy check, connection adequacy check, earthquake load check not provided in design report

Slab adequacy check, connection adequacy check, earthquake load check are not provided in design report. Building engineer is required to revised the design report including all requirements in compliance with BNBC-2006 (section 1.9.1 of part-6).

Observation: Building-2

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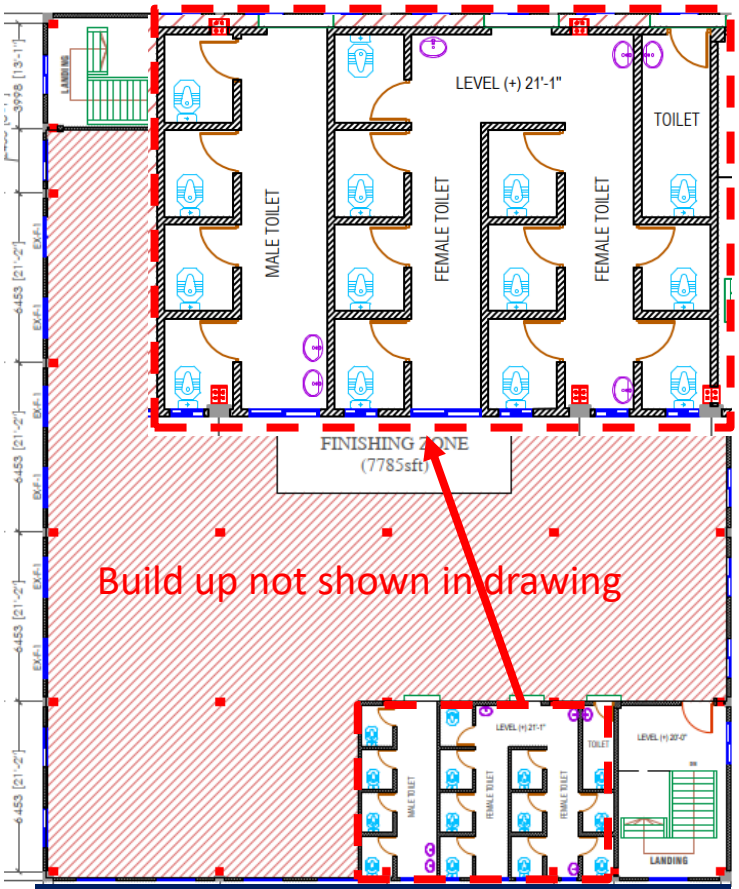
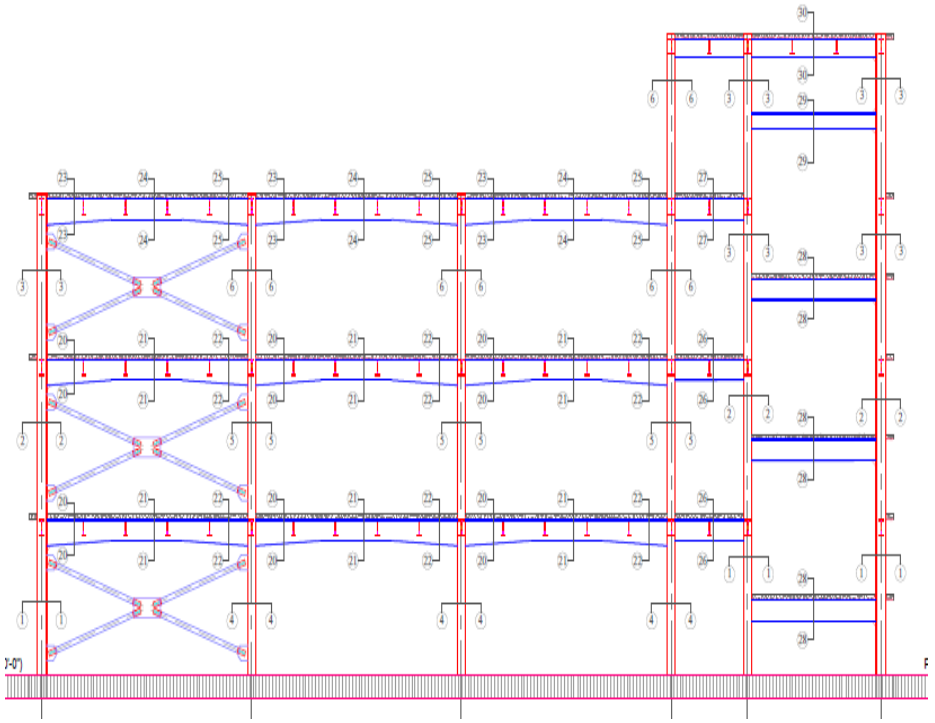
300 mm Build up found at toilet area



Second floor plan

300 mm Build up was found at toilet area. Building engineer is required to update the as-built drawing.

Observation: Building-2



Typical sectional details

Connection of Main Beam to Column

Connection of Bracing to Column

No connection detail was included in as-built structural drawing. Building engineer is required to update as-built drawing incorporating connection details for all types of connections.

Observation: Building-2

Corrosion on exposed rebar and steel members

Observation: Building-2

Corrosion on steel members

Corrosion on exposed rebar

Corrosion was observed on exposed rebar and steel members at several locations. Building engineer is required to provide rust-proof paint on all steel members to protect from corrosion.

Observation: Building-2

Non-structural elements found unbraced/not anchored

Observations: Building-2

Storage rack found within the building without braced/anchored

Building engineer is required to brace/anchor all non-structural elements.

Observations: Building-2

Lack of as-built drawing

Observation: Boiler Room

As-built drawing not available for Boiler Building

As-built drawing was not available for Boiler Building. The building engineer is required to produce as-built drawing for this structure.

Observation: Boiler Room

Problems Observed

Building-2:

Item 01: Lack of information in design report and in as-built drawing

Item 02: Corrosion on exposed rebar and steel members

Item 03: Non-structural elements found unbraced/not anchored

Boiler Room:

Item 04: Lack of as-built drawing

Priority Actions

Item No.	Observation	Recommended Action Plan	Recommended Timeline
01	Lack of information in design report and in as-built drawing (Building-2)	Building engineer is required to revised the design report including all requirements in compliance with BNBC-2006 (section 1.9.1 of part-6).	6-weeks
02	Lack of information in design report and in as-built drawing (Building-2)	Building engineer is required to update the as-built drawing incorporating toilet build up and connection details.	6-weeks
03	Lack of information in design report and in as-built drawing (Building-2)	Implement remediation work if required.	6-months
04	Corrosion on exposed rebar and steel members (Building-2)	Building engineer is required to provide rust-proof paint on all steel members to protect from corrosion.	6-weeks
05	Non-structural elements found unbraced/not anchored (Building-2)	Building engineer is required to brace/anchor all non-structural elements.	6-weeks
06	Lack of as-built drawing (Boiler Room)	The building engineer is required to produce as-built drawing for this structure.	6-weeks

Survey Limitations and Assumptions

This report is for the private and confidential use of RSC for whom it was prepared together with their professional advisors as appropriate. It should not be reproduced in whole or in part or relied upon by third parties for any use without the express written permission of RSC.

This report can be used in discussion with the supplier or factory owner as a means to rectify or address any observations made. The report is not comprehensive and is limited to what could be observed during a visual inspection of the building.

This Report is not intended to be treated as a generalised inspection and does not cover the deterioration of structural members through dampness, fungal or insect attack, nor does it deal with problems and defects of a non-structural nature. Other non-structural aspects of the building such as fire safety have not been assessed in this survey.

Except as otherwise noted, drains and other services were not viewed or tested during our inspection and are therefore similarly excluded from this Report. We have not inspected any parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

External inspection of the façade walls has generally been carried out from ground level only by visual sighting. No opening up works were carried out (except as noted) and we rely on the Architects and Engineers drawings provided to us for our views on concealed parts of the structure and in particular foundations. Strengths of materials and components are untested, and we recommend that the factory owners Building Engineer carries out in situ testing over and above those suggested to satisfy themselves with the material strengths and component details.

Recommendations, where given, are for the purpose of providing indicative advice only, are not exhaustive, relate solely to identifying key and obvious structural defects as identified in this presentation, and do not take the form of or constitute a specification for works. We take no responsibility for the works as constructed. This report does not interfere with the factory owners Building Engineers responsibility for the structural performance of this building, The Building Engineer remains fully responsible for the structural adequacy of the building.

This report does not comment in detail on the future seismic performance of the building and only highlights the fact that the building may experience significant damage or collapse in a seismic event along with many others in the Dhaka region.

The observations in this report are based on the Engineering Judgement of the lead surveyor/engineer at the time of the survey. We assume in making these observations that no covering up of faults defects, filling or plastering over cracking or significant repair work has been carried out by the building owner. Any future alteration or additional work by the building owner will void this report.