

Olympic Fashion Ltd

B.K.Bari, Mirzapur Bazar, Gazipur Sadar, Gazipur, Bangladesh
(24.105266, 90.402996)
15th October 2023



Building Information

1. **Main Building:** The structure is a four (G+3) storied reinforced concrete (RC) building.
2. **Compressor shed:** The structure is a single storied prefabricated steel shed.
3. **Boiler Shed:** The structure is a single storied prefabricated steel shed.
4. **Fire Pump Shed:** The structure is a single storied shed with a basement.
5. **Fire Control & Security Building:** The structure is a single storied shed with a basement.

Observations

Absence of design documents

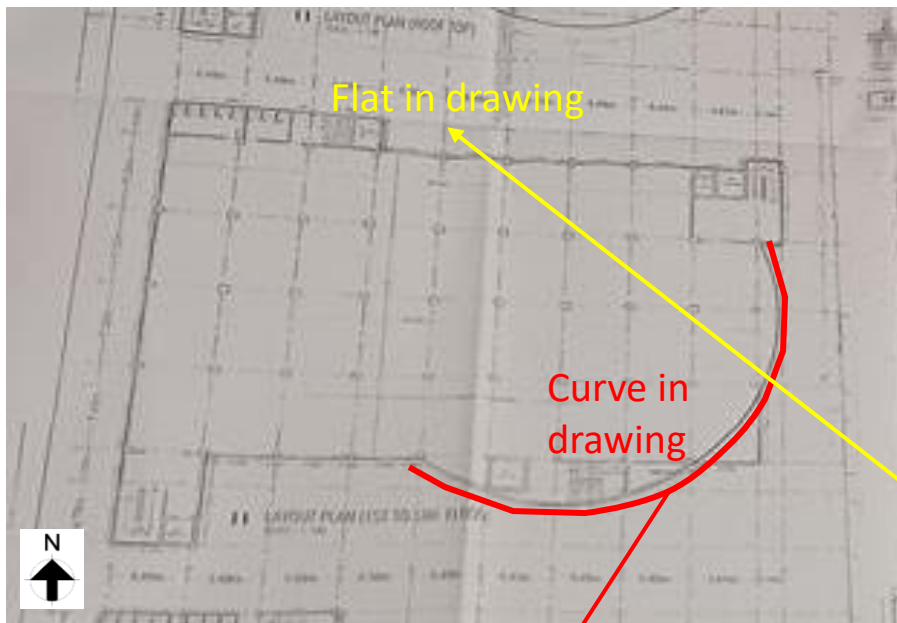


Main Building

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, design report was not available which is required to be prepared in compliance with section 1.9.1.1 (part-6, BNBC).

As-built condition differs from permit drawing



Typical floor plan in permit drawing from local authority

Onsite condition of the structure was found significantly different from permit drawing. East side of the structure was found straight but shown as round in the permit drawing.

Factory is required to collect the updated permit drawing from local authority.



East elevation



North elevation

Trolley impact on column



Plaster was damaged on column at several locations

Due to trolley impact some damage in columns plaster were observed.
The factory is required to provide necessary column protection/guard.

Corrosion on exposed rebar

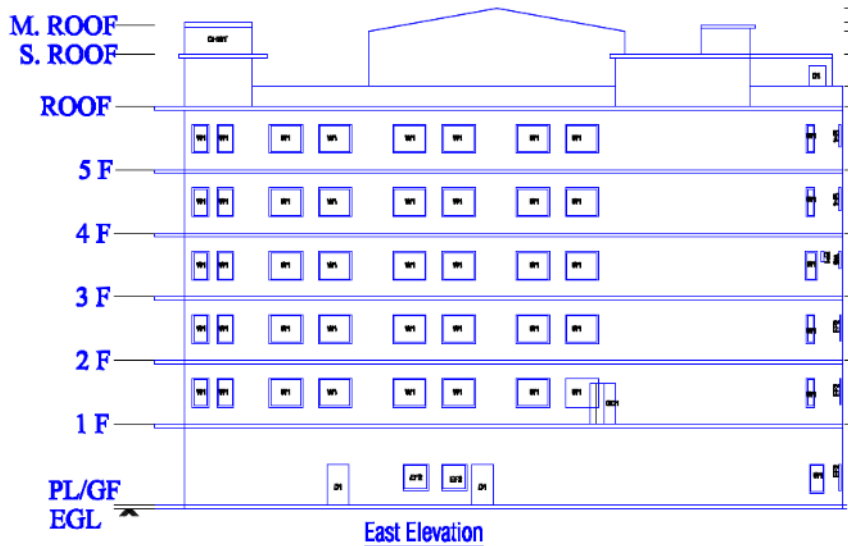
Observation: Main Building



Exposed reinforcement left at roof (Main Building)

Factory is required to provide rust proof paint on exposed reinforcement to protect from corrosion.

Possible vertical extension



Building is designed as 6 storied



Building is currently 4 storied

The building is currently existed as four storied, but the all the star cases are constructed up to six storied. The building has permit drawing for 6 storied and factory is intended to conduct vertical extension in future.

However, the building engineer is required to prepare a Detail Engineering Assessment (DEA) report and submit to RSC for review prior commencement of any extension work.



Projected rebar observed at roof level

Loose and torn cable bracing



Torn cable bracing (Compressor Shed)



Loose cable bracing (Compressor Shed)

The factory is required to fix the torn bracing and tighten the loose bracings for transferring the lateral loads properly.

Corrosion on steel members

Observation: Compressor Shed



Corrosion on steel column (Compressor Shed)

Factory is required to remove the rust and provide rust proof paint on steel members to protect from corrosion.

Loose cable bracing



Loose cable bracing (Fire Pump Shed)

Some wall cable bracings were found loose in Fire Pump Shed. The factory is required to tighten the loose bracings for transferring the lateral loads properly.

Problems Observed

Main Building:

Item 01: Absence of design documents

Item 02: As built condition differs from permit drawing

Item 03: Possible vertical extension

Item 04: Trolley impact on column

Item 05: Corrosion on exposed rebar

Compressor Shed:

Item 06: Loose and torn cable bracing

Item 07: Corrosion on steel members

Fire Pump Shed:

Item 08: Loose cable bracing

Priority Actions

Item No.	Observation	Recommended Action Plan	Recommended Timeline
01	Absence of design documents (Main Building)	Building is required to prepare a set of design report in compliance with section 1.9.1.1 (part-6, BNBC).	6-weeks
02	Absence of design documents (Main Building)	Implement remediation work if required.	6-months
03	As-built condition differs from permit drawing (Main Building)	Factory is required to collect the updated permit drawing from local authority.	6-months
04	Trolley impact on column (Main Building)	Factory is required to provide protection for trolley impact.	6-weeks
05	Corrosion on exposed rebar (Main Building)	Factory is required to provide rust proof paint on exposed rebar to prevent corrosion.	6-months
06	Possible vertical extension (Main Building)	Building engineer is required to prepare a Detail Engineering Assessment (DEA) report and submit to RSC for review prior commencement of any extension work.	6-months

Item No.	Observation	Recommended Action Plan	Recommended Timeline
07	Possible vertical extension (Main Building)	Implement remediation work if required.	6-months
08	Loose and torn cable bracing (Compressor Shed)	The factory is required to fix the torn bracing and tighten the loose bracings for transferring the lateral loads properly.	6-weeks
09	Corrosion on steel members (Compressor Shed)	Factory is required to provide rust proof paint on steel members to prevent corrosion.	6-months
10	Loose cable bracing (Fire Pump Shed)	The factory is required to tighten the loose bracings for transferring the lateral loads properly.	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.