

TMSS Apparels Ltd.

66/3, Dhorpara, Sataish Chourasta, Tongi Gazipur.

(23.921050, 90.369198)

26 December 2023



1. Executive Summary

1. **Main Building:** 6 storied (G+5) reinforced concrete (RC) building.
2. **Maintenance Building:** Single storied RC building.
3. **Security and RMS Room:** Single storied RC structure.
4. **Utility Building:** Single storied RC structure.
5. **Pump Room:** Single storied RC structure with basement.

2. Observations

Observation-1: Design report doesn't comply with BNBC-2006 (Main Building).

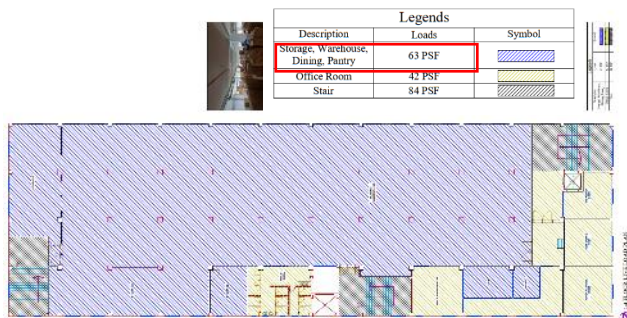


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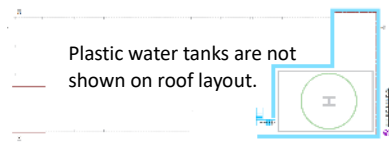
Description: The structure was constructed between March 2014 and completed in June 2017, but the design report is prepared as per NTPA guidelines. The building engineer is required to update the design report as per BNBC 2006.

Observation-2: The load plan doesn't comply with BNBC requirements (Main Building).

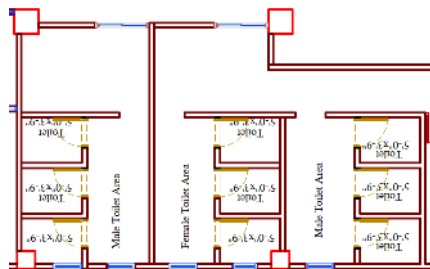


Description: 3 kPa (63 Psf) live load is considered for storage on the 1st floor. The building engineer is required to update the load plan considering 6 kPa for storage areas and revise the design accordingly.

Observation-3: Discrepancy in as-built drawing (Main Building).



Floors build up not shown for toilet zone.



250mm floors build up found at toilet zone.

Description: 7 plastic water tanks (6–2000-litre, 1-1000 litre) were found on the roof slab which were not shown in as-built drawing. Also, 250mm floors were found at the toilet zone which was not shown in as-built drawing. The building engineer is required to update as-built drawing.

Observation-4: Dampness on brick wall at ground floor (Main Building).



Description: Dampness was found on brick wall on the ground floor. The building engineer is required to identify all damp areas and repair them with a suitable method.

Observation-5: Falling hazard at roof level (Main Building).



Description: No barrier was found at the helipad area. The building engineer is required to provide edge protection to avoid falling hazard.

Observation-6: Column plaster damage due to trolley impact (Main Building).



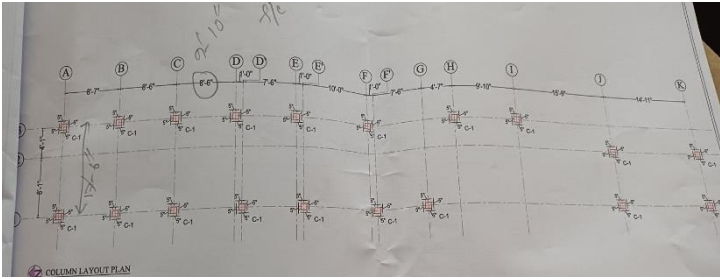
Description: Column plaster was found damaged due to trolley impact at several locations. The building engineer is required to repair the damaged areas and provide protection to avoid trolley impact.

Observation-7: Non-structural elements found not anchored (Main Building).

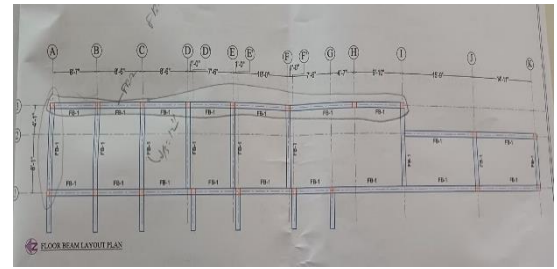


Description: Non-structural elements found not anchored which may cause falling hazards during earthquakes. The building engineer is required to anchor/brace all non-structural elements within the factory.

Observation-8: Discrepancy in as-built drawing (Maintenance Building).



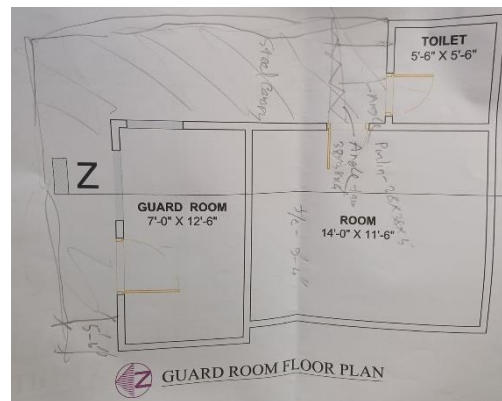
Mismatch in column grid spacing.



Mismatch in beam size.

Description: Mismatch in column grid spacing between on site and as built drawing. Also, two beam sizes were observed instead of one. The building engineer is required to survey the full structure and prepare accurate as-built drawing.

Observation-9: Discrepancy in as-built drawing (Security and RMS room).



Steel Canopy is not shown in as built drawing.

Description: Lack of information was observed for Security and RMS room. Steel canopy is not shown in the layout. The building engineer is required to survey the full structure and prepare accurate as-built drawing.

Observation-10: Lack of structural drawing (Utility Building & Security and RMS room).



Description: During inspection, no structural drawings of Utility Building, and Security and RMS room were not available. The building engineer is required prepare as-built structural drawings of these structures.

3. Action Plan

Observation	Action Plan	Timeline
Design report doesn't comply with BNBC-2006 (Main Building).	The building engineer is required to update the design report as per BNBC 2006.	within 6 weeks
The load plan doesn't comply with BNBC requirements (Main Building).	The building engineer is required to update the load plan considering 6 kPa for storage areas and revise the design accordingly.	within 6 weeks
The load plan doesn't comply with BNBC requirements (Main Building).	Carry out suggested remedial works if required.	within 6 months
Discrepancy in as-built drawing (Main Building).	The building engineer is required to survey the full structure and update as-built drawings.	within 6 weeks
Dampness on the brick wall on the ground floor (Main Building).	The building engineer is required to identify all damp areas and repair them with a suitable method.	within 6 weeks
Falling hazard at roof level (Main Building).	The building engineer is required to provide edge protection to avoid falling hazards.	within 6 weeks
Column plaster damage due to trolley impact (Main Building).	The building engineer is required to repair the damaged areas and provide protection to avoid trolley impact.	within 6 weeks
Non-structural elements found not anchored (Main Building).	The building engineer is required to anchor/brace all non-structural elements within the factory.	within 6 weeks
Discrepancy in as-built drawing (Maintenance Building).	The building engineer is required to survey the full structure and prepare accurate as-built drawings.	within 6 weeks
Discrepancy in as-built drawing (Security and RMS room).	The building engineer is required to survey the full structure and prepare accurate as-built drawings.	within 6 weeks
Lack of structural drawing (Utility Building & Security and RMS room).	The building engineer is required to prepare as-built structural drawings of these structures.	within 6 weeks