

# Aliza Fashion Ltd (Extension)

Chaydana, National University, Gazipur-1704.

(23.957706, 90.378684)

19 December 2024



## 1. Building Information

Aliza Boiler Building: Three-storied (G+2)

Jute & Empty Cartoon Shed: (G)

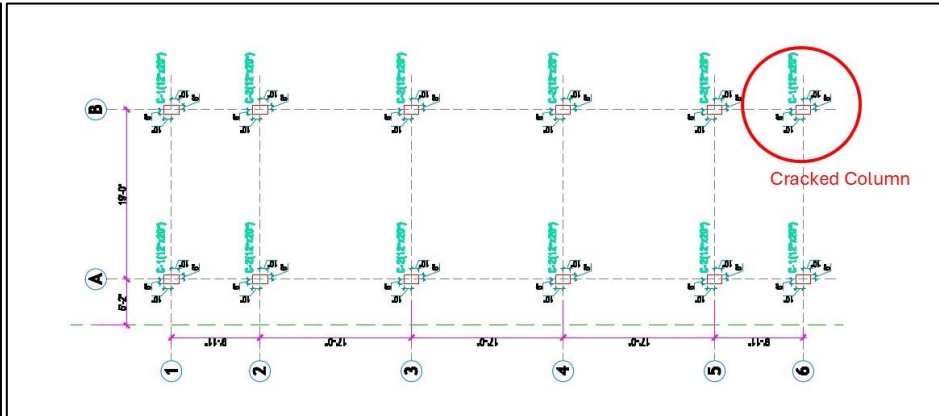
Aliza Generator Shed: (G)

Fire-Water Reservoir:

Fire Pump House:

## 2. Observation:

### Observation-01: Crack in the ground floor column. (Aliza Boiler Building)



**Description:** A crack was identified on the peripheral reinforced concrete column (Grid B-6) on the ground floor. The factory must immediately engage a structural consultant to investigate the identified cracks. The building engineer is required to prepare the investigation report with a detailed repair methodology and submit it to RSC for review.

### Observation-02: Absence of design documents. (Aliza Boiler Building)



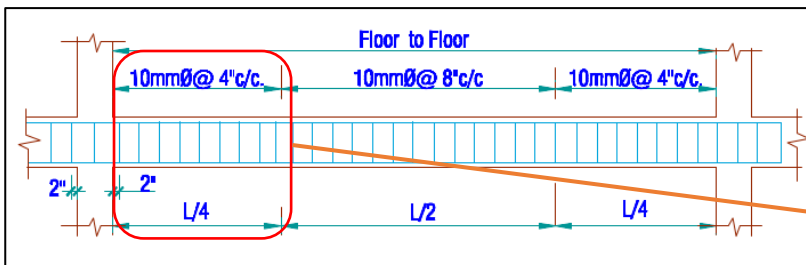
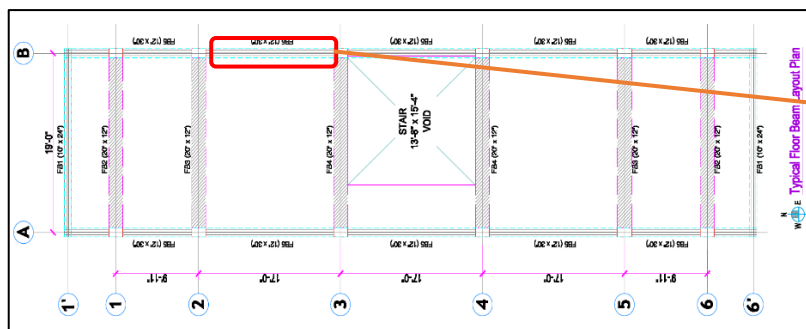
**Description:** As per BNBC, every building or structure designed shall have its design documents prepared following the provision of Section 1.9.1. The design document shall include a design report, and a set of structural drawings, which shall be prepared in compliance with section 1.9.1.1 and section 1.9.1.2 as per BNBC. At the time of inspection, the design report was not available which is required to be prepared in compliance with section 1.9.1.1 (part 6, BNBC).

**Observation-03:** Lack of load management plan. (Aliza Boiler Building)



**Description:** During inspection, the load plan was not found posted. The building engineer is required to prepare the load plan & post the load plan on every floor.

**Observation-04:** Discrepancy in as-built drawing. (Aliza Boiler Building)



**Description:** During the inspection, column tie spacing was found 150 mm instead of 100 mm. Also, the periphery beam FB-5 was found 300X500 mm whereas it was mentioned as 300X750 mm in the as-built drawing. The building engineer is required to update the as-built drawing which reflects the on-site condition.

**Observation-05:** Vibration on the 1<sup>st</sup> and 2<sup>nd</sup> floor. (Aliza Boiler Building)



**Description:** During the inspection, floor vibration was observed on the 1<sup>st</sup> and 2<sup>nd</sup> floors. The building engineer is required to remediate the floor vibration by installing the rubber pad under the compressor machine.

**Observation-06:** Dampness found on beam. (Aliza Boiler Building)



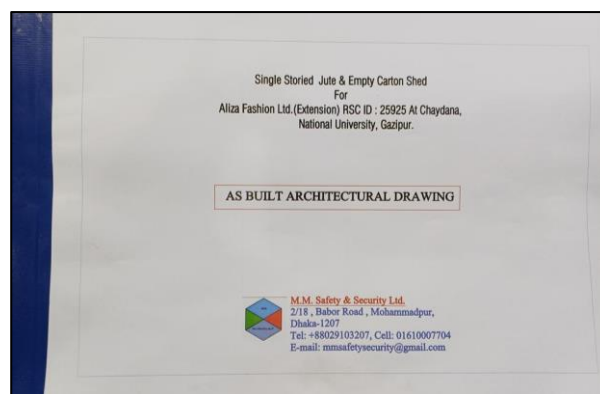
**Description:** During inspection, dampness was found on the 2<sup>nd</sup> floor beam. The building engineer is required to repair dampness with a suitable method.

**Observation-07: Lack of lateral stability and inadequate member size. (Jute & Empty Cartoon Shed)**



**Description:** During the inspection, load transfer media along the long direction was found missing. Also, member sizes & their connections were found to be inadequate. The building engineer is required to check the connection and member adequacy and propose remediation accordingly.

**Observation-08: Discrepancy in the as-built drawing. (Jute & Empty Cartoon Shed)**



**Description:** During inspection, the as-built drawing was not matched with the on-site condition. Moreover, the as-built drawing was incomplete. The building engineer is required to update the as-built drawing which reflects the credible on-site condition.

**Observation-09: Discontinued steel column & truss member. (Jute & Empty Cartoon Shed)**



**Description:** During the inspection, a discontinued steel column & truss was found on-site. The building engineer is required to check the member's adequacy & propose remediation.

**Observation-10:** Corrosion on steel member. (Jute & Empty Cartoon Shed)



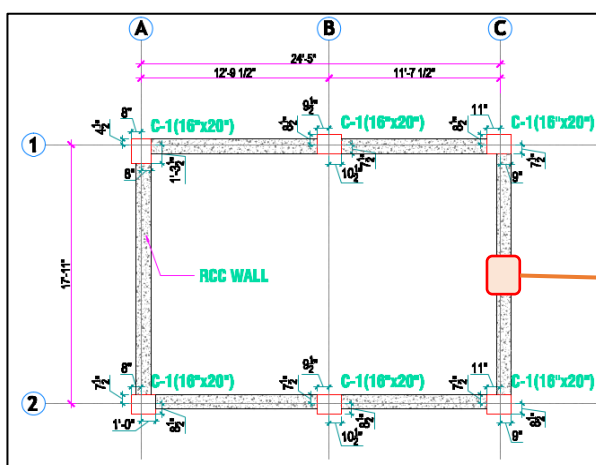
**Description:** During the inspection, corrosion was found in the steel member. The building engineer is required to remove the corrosion and provide anti corrosive coating to the steel members.

**Observation-11:** Lack of lateral stability and inadequate member size. (Aliza Generator Shed)



**Description:** Lack of lateral stability system observed in the shed. The building engineer is required to prepare a safety check report according to the Accord Building Standard to address this issue.

**Observation-12:** Discrepancy in as-built drawing. (Fire Pump House)



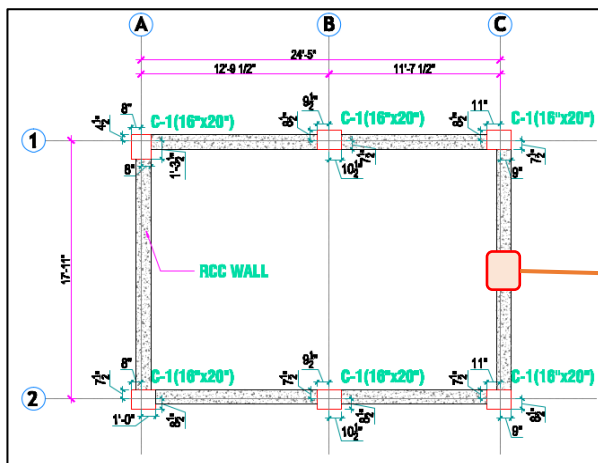
**Description:** An extra RC column (250X250 mm) was found on grid-C. The building engineer is required to update the as-built drawing which reflects the credible on-site condition.

**Observation-13:** Exposed rebar. (Fire Pump House)



**Description:** During inspection, the exposed rebar was found on the roof slab. The building engineer is required to apply anti-rust proof coating on exposed rebar.

**Observation-14:** A slender column was found. (Fire Pump House)



**Description:** An extra RC column (250X250 mm) was found on grid-C. The length of the column is 4.0 m in height. The building engineer is required to check the slenderness effect of the column & propose remediation accordingly.

### 3. Action Plan

| Item No | Observation                                                                         | Action Plan                                                                                                                                             | Timeline        |
|---------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1.      | Crack in the ground floor column. (Aliza Boiler Building)                           | The factory must immediately engage a structural consultant to investigate the identified cracks.                                                       | within 6 weeks  |
| 2.      |                                                                                     | Any necessary safety measures suggested by the consultant must be implemented immediately to ensure safety.                                             | within 6 weeks  |
| 3.      |                                                                                     | The investigation report, along with a detailed repair methodology, must be submitted to RSC.                                                           | within 6 weeks  |
| 4.      |                                                                                     | The required remediation work must be completed after receiving acceptance from RSC. Pictorial evidence of the work progress should be shared with RSC. | within 6 months |
| 5.      | Absence of design documents. (Aliza Boiler Building)                                | The building engineer is required to prepare the design documents in accordance with BNBC 1.9.1 and submit them to the RSC for review.                  | within 6 weeks  |
| 6.      | Lack of load management plan. (Aliza Boiler Building)                               | The building engineer is required to prepare the load plan & implement management program (posting, marking, maintaining)                               | within 6 weeks  |
| 7.      | Discrepancy in as-built drawing. (Aliza Boiler Building)                            | The building engineer is required to update the as-built drawing which reflects the on-site condition.                                                  | within 6 weeks  |
| 8.      | Vibration on the 1 <sup>st</sup> and 2 <sup>nd</sup> floor. (Aliza Boiler Building) | The building engineer is required to remediate the floor vibration by installing the rubber pad under the compressor machine.                           | within 6 weeks  |
| 9.      | Dampness found on beam. (Aliza Boiler Building)                                     | The building engineer is required to seal the source of water and repair dampness with a suitable method.                                               | within 6 weeks  |
| 10.     | Lack of lateral stability and inadequate member size. (Jute & Empty Cartoon Shed)   | The building engineer is required to check the connection and member adequacy and propose remediation accordingly.                                      | within 6 weeks  |
| 11.     | Discrepancy in the as-built drawing. (Jute & Empty Cartoon Shed)                    | The building engineer is required to update the as-built drawing which reflects the credible on-site condition.                                         | within 6 weeks  |
| 12.     | Discontinued steel column & truss member. (Jute & Empty Cartoon Shed)               | The building engineer is required to check the roof truss/member adequacy & propose proper remediation.                                                 | within 6 weeks  |

|     |                                                                                 |                                                                                                                                     |                |
|-----|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 13. | Corrosion on steel member.<br>(Jute & Empty Cartoon Shed)                       | The building engineer is required to repair corrosion with a suitable method.                                                       | within 6 weeks |
| 14. | Lack of lateral stability and inadequate member size.<br>(Aliza Generator Shed) | The building engineer is required to prepare a safety check report according to the Accord Building Standard to address this issue. | within 6 weeks |
| 15. | Discrepancy in as-built drawing. (Fire Pump House)                              | The building engineer is required to update the as-built drawing which reflects the credible on-site condition.                     | within 6 weeks |
| 16. | Exposed rebar. (Fire Pump House)                                                | The building engineer is required to apply anti-rust proof coating on exposed rebar.                                                | within 6 weeks |
| 17. | A slender column was found.<br>(Fire Pump House)                                | The building engineer is required to check the slenderness effect of the column & propose remediation.                              | within 6 weeks |