

TOPTEx SWEATERS LTD. (ANNEXE BUILDING)

DhonaId, Norshingpur, Ashulia, Savar, Dhaka

(23.947398, 90.316176)

10 April 2025



1. Building Information

1. Factory Building (G+1)
2. Utility Building (G)
3. Boiler Building (G)
4. Security Post and Fire Command Room (G+1)

2. Observation:

Observation-01: Lack of design report. (Factory Building)



Description: Design report was not available for the factory building. Building engineer is required to prepare the design report as per BNBC 1.9.1 and following the 2020 provision.

Observation-02: Lack of lateral stability of the roof sheds. (Factory Building)



Inadequate members (Roof top shed)



Poor connection details



Staircase roof



Description: Poor connection, inadequate member was observed on the roof sheds and the staircase roof. Building engineer is required to check the lateral stability of the shed and prepare Engineering Assessment.

Observation-03: Falling hazard and inadequate parapet height. (Factory Building)



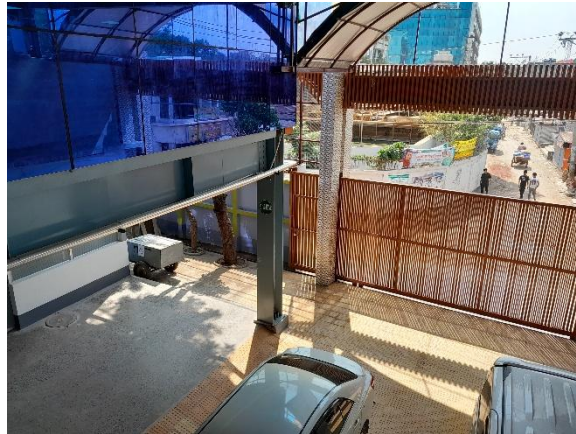
Description: Falling hazard at the stair zone and inadequate parapet height were observed (625 mm). Building engineer is required to increase the parapet height and take appropriate action to mitigate the falling hazard.

Observation-04: Gaps in steel member connections. (Factory Building)



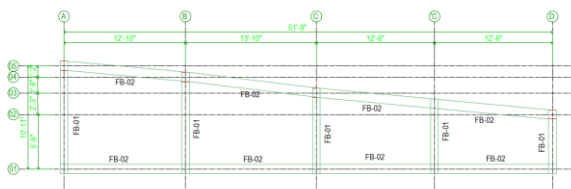
Description: Gap was identified in the steel member connection. Building engineer is required to repair the gaps with a suitable method.

Observation-05: Column susceptible to vehicle impact. (Factory Building)



Description: Column on the ground floor is found susceptible to vehicle impact. Building engineer is required to provide vehicle impact protection on the column.

Observation-06: Mismatch in as-built drawing. (Utility Building)



Description: Beam-Column structural system is shown in the as-built drawing. However on-site flat plate-RC column was observed. Building engineer is required to survey the structure and prepare accurate as-built drawings.

Observation-07: Lack of as-built drawing. (Boiler Building and Security Post & Fire Command Room)



Description: As-built drawings were not available on-site for the buildings.

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

The one side of the Security Post & Fire Command Room rests on the boundary wall, so the building engineer is required to check the load plan and adequacy for the vertical support as well as lateral support.

3. Action Plan

Item No	Observation	Action Plan	Timeline
1.	Lack of design report. (Factory Building)	Building engineer is required to prepare the design report based on in-situ material strength following 2020 provision (Part-6, Section 1.9.1).	within 6 weeks
2.		Carry out the suggested remedial works if required.	within 6 months
3.	Lack of lateral stability of the roof sheds. (Factory Building)	Building engineer is required to check the lateral stability of the sheds and prepare Engineering Assessment.	within 6 weeks
4.		Carry out the suggested remedial works if required.	within 6 months
5.	Falling hazard and inadequate parapet height. (Factory Building)	Building engineer is required to increase the parapet height following BNBC and take appropriate action to mitigate the falling hazard.	within 6 weeks
6.	Gaps in steel member connections. (Factory Building)	Building engineer is required to repair the gaps with a suitable method.	within 6 weeks
7.	Column susceptible to vehicle impact. (Factory Building)	Building engineer is required to provide vehicle impact protection on the column.	within 6 weeks
8.	Mismatch in as-built drawing. (Utility Building)	Building engineer is required to survey the structure and prepare accurate as-built drawings.	within 6 weeks
9.	Lack of as-built drawing. (Boiler Building and Security Post & Fire Command Room)	Building engineer is required to survey the structure and prepare accurate as-built drawings.	within 6 weeks
10.		Building engineer is required to check the load plan and adequacy for the vertical support as well as lateral support.	within 6 weeks
11.		Carry out the suggested remedial works if required.	within 6 months