

Indochine Apparel (Bangladesh) Limited, Plot 54-56 (Previously Baxter Brenton (BD) Clothing Manufacturing Co. Ltd (Extension)

Plot-54-56, DEPZ (Old Zone), Ganakbari, Ashulia, Savar, Dhaka

(23.949903, 90.268410)

9 September 2025



1. Building Information

Building-1 (Production): Partially five storied building

Building-2 (Utility): Single storied building

Building-3 (Boiler): Single storied building

Building-4 (Childcare, Medical & Security): Single storied building

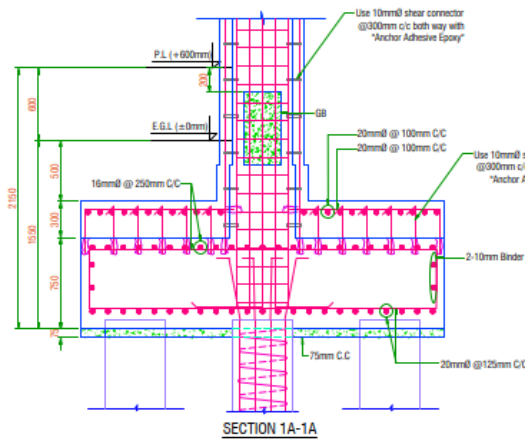
Building-5 (Fire Pump Room & UGWR): Single storied building

Building-6 (Instrument Room with Domestic UGWR): Single storied building

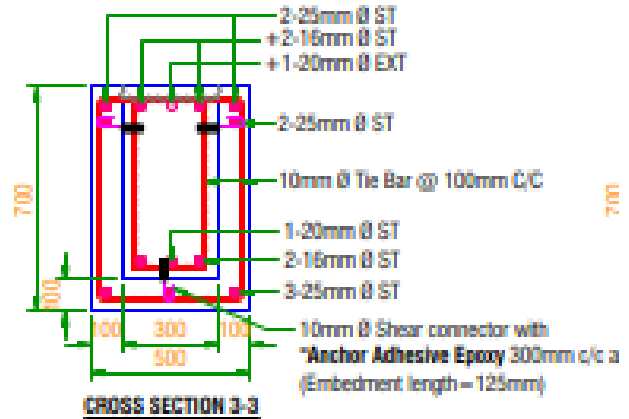
Building-7 (RMS Room): Single storied shed

2. Observation:

Observation-1: Substructure retrofitting works need to be verified & assessed (Building-1)



Pile cap retrofitting



Grade beam retrofitting

Description: Several pile caps and grade beams are shown as retrofitted in the as-built drawings; however, the factory could not provide pictorial evidence, QC certifications, or adequate test reports for the works, except for one verified pile cap of five piles. The Building Engineer is required to verify all substructure retrofitting works.

Observation 02: The EA needs to be checked for lateral loadings. (Building-1, 2, 4, 5)



Building 1



Building 2



Building 4



Building 5

Description: During inspection, a cursory calculation was conducted for gravity load only. The building engineer is required to submit the EA to RSC for review against lateral loadings.

Observation 03: Lack of load management plan. (Building-1, 5)



Building 1



Building 5

Description: At the time of inspection, the load plan was found posted on all floors of Building-1; however, no load height marking or load management program was observed for the building. Additionally, the load plan was not posted for Building 5. The Building Engineer is required to post the load plan for Building-5, provide load height markings, and maintain the loading accordingly.

Observation 04: Improper roof drainage system. (Building-1, 4, 5)



Building 1



Building 4



Building 5

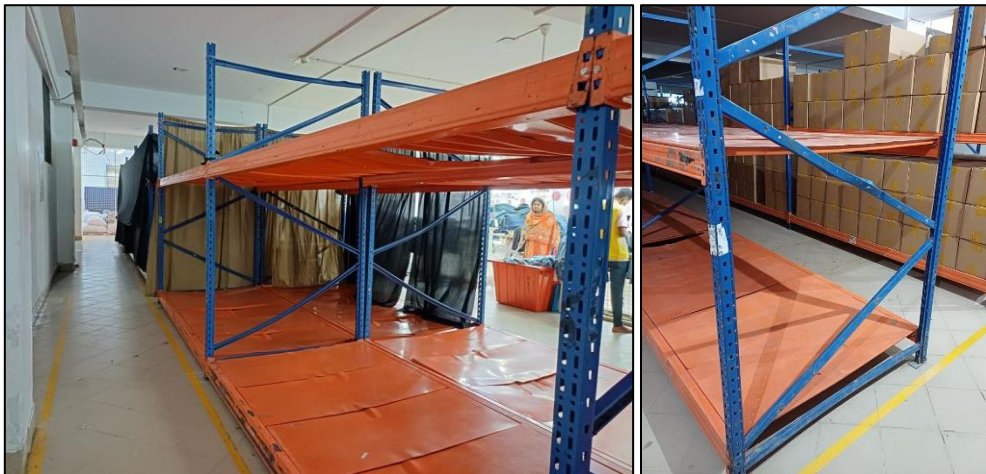
Description: During inspection, the roof drainage system was found to be inadequate. Also, no proper sloping was found to drain rainwater. The building engineer is required to improve the drainage system on the roof with an adequate slope.

Observation 05: Non-structural elements were found not anchored or braced. (Building-1)



Description: During inspection, non-structural elements like the plastic water tank on the stair roof and storage racks on several floors were found not anchored or braced. The building engineer is required to anchor or brace all non-structural elements.

Observation 06: Distorted brace of storage racks. (Building-1)



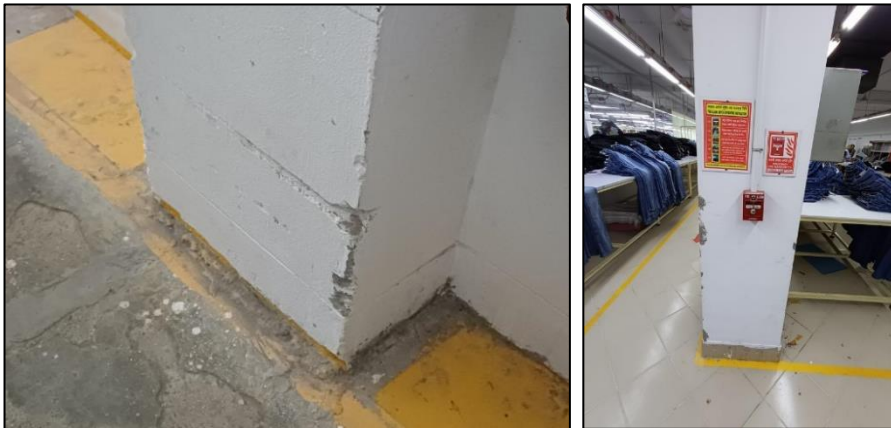
Description: During inspection, distorted brace elements were found in storage racks on several floors. The building engineer is required to identify the distorted bracing members and replace them accordingly.

Observation 07: Inadequate connection and member size of the external steel stair. (Building-1)



Description: During inspection, two external emergency steel stairs were found on the west side of Building 1. The connection & member size were found to be inadequate. The building engineer is required to check the connection & member adequacy and suggest remedial works.

Observation 08: Trolley impact on column. (Building-1)



Description: During inspection, trolley impact was found on the column at several locations. The building engineer is required to identify the column and provide column guard to avoid trolley impact.

Observation 09: Falling hazard from the elevated floor (Building-5)



Description: During the inspection, around 600 mm high floor level observed having no steps which created potential falling hazard due to unusual riser height in front of the exit door. The building engineer is required to provide proper steps at the exit to reduce the riser height and eliminate the falling risk.

Observation 10: Lack of anchorage of roof shed against wind uplift (Building-7)



Description: The roof shed was found without sufficient anchorage to resist uplift forces induced by wind loading. The building engineer is required to ensure proper anchorage to prevent potential uplift failure.

3. Action Plan:

Item No.	Observation	Action Plan	Timeline
1.	Substructure retrofitting works need to be verified & assessed (Building-1)	Verify retrofitting works of substructure	within 6 weeks
2.	The EA needs to be checked for lateral loading. (Building-1)	The building engineer is required to submit the EA to RSC for review against lateral loadings.	within 6 weeks
3.		Carry out remedial work if required.	within 6 months
4.	Lack of load management plan. (Building-1)	Implement load management plan (allowable live load plan posting, storage area and height marking, load maintaining).	within 6 weeks
5.	Improper roof drainage system. (Building-1)	The building engineer is required to improve the drainage system on the roof with an adequate slope.	within 6 months
6.	Non-structural elements were found not anchored or braced. (Building-1)	The building engineer is required to anchor or brace all non-structural elements.	within 6 months
7.	Distorted brace of storage racks. (Building-1)	The building engineer is required to identify the distorted bracing members and replace them accordingly.	within 6 weeks
8.	Inadequate connection and member size of the external steel stair. (Building-1)	The building engineer is required to check the connection, member adequacy and prepare design documents for lateral & gravity forces. Otherwise, replace the steel stairs with proper engineered structures.	within 6 weeks
9.		Carry out suggested remedial works.	within 6 months
10.	Trolley impact on columns. (Building-1)	The building engineer is required to identify the damaged column and provide a column guard to avoid trolley impact.	within 6 weeks
11.	The EA needs to be checked for lateral loading. (Building-2)	The building engineer is required to submit the EA to RSC for review against lateral loading.	within 6 weeks
12.		Carry out remedial work if required.	within 6 months
13.	The EA needs to be checked for lateral loading. (Building-4)	The building engineer is required to submit the EA to RSC for review against lateral loading.	within 6 weeks
14.		Carry out remedial work if required.	within 6 months

15.	Improper roof drainage system. (Building-4)	The building engineer is required to improve the drainage system on the roof with an adequate slope.	within 6 months
16.	The EA needs to be checked for lateral loading. (Building-5)	The building engineer is required to submit the EA to RSC for review against lateral loading.	within 6 weeks
17.		Carry out remedial work if required.	within 6 months
18.	Lack of load management plan. (Building-5)	Implement load management plan (allowable load plan posting, storage area and marking, load maintaining).	within 6 weeks
19.	Improper roof drainage system. (Building-5)	The building engineer is required to improve the drainage system on the roof with an adequate slope.	within 6 months
20.	Falling hazard from the elevated floor (Building-5)	The Building Engineer is required to provide proper steps at the exit to reduce the riser height and eliminate the falling risk.	within 6 weeks
21.	Lack of anchorage of roof shed against wind uplift (Building-7)	The building engineer is required to ensure proper anchorage to prevent potential uplift failure and update as-built drawings accordingly.	within 6 weeks