# Radiance Fashion Ltd (Extension)

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RSC RMG SUSTAINABILITY COUNCIL

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# 1. Building Information:

1. RFL (Extension) Building 1: Four-storied reinforced concrete (RC) building with underground water reservoir.

## 2. Observation:

**Observation 01**: Construction safety practice & falling hazard.

**Description:** During the inspection, ongoing construction activities were observed without adequate safety measures, including the absence of fall protection, safety barriers, and proper edge protection on the roof. The building engineer is required to ensure that all construction safety provisions comply with BNBC Part 7, Chapter 3. The ongoing vertical extension and renovation work must be carried out in accordance with the required safety measures specified in the BNBC.

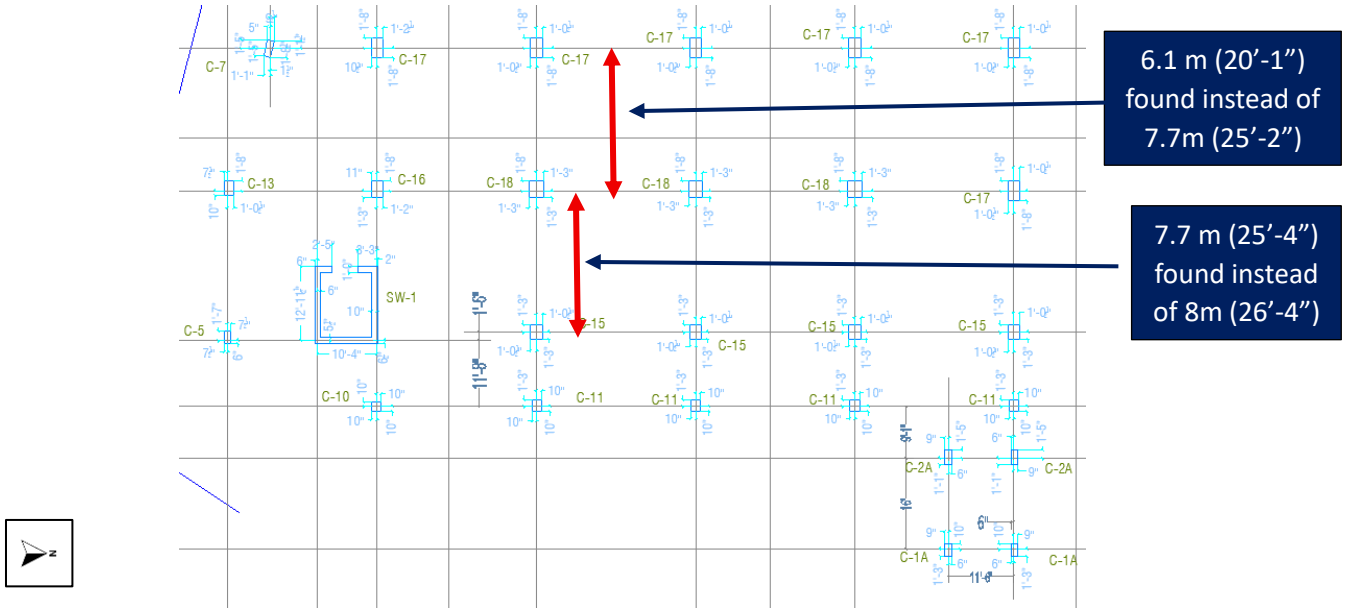
**Observation 02:** Lack of design report, load plan, and material test report.

**Description:** The design report, load plan, and adequate material test reports were not available during the inspection. The factory is required to prepare a design report in accordance with BNBC 2006, develop a load plan based on the capacity of the structural members, and verify the in-situ concrete strength by extracting 100 mm diameter cores from four columns (preferably from the lower tier of the building), as well as from beam and slab.
Additionally, the building engineer's monitoring of construction quality and workmanship was found to be insufficient. Evidence of concrete segregation was observed in beams.

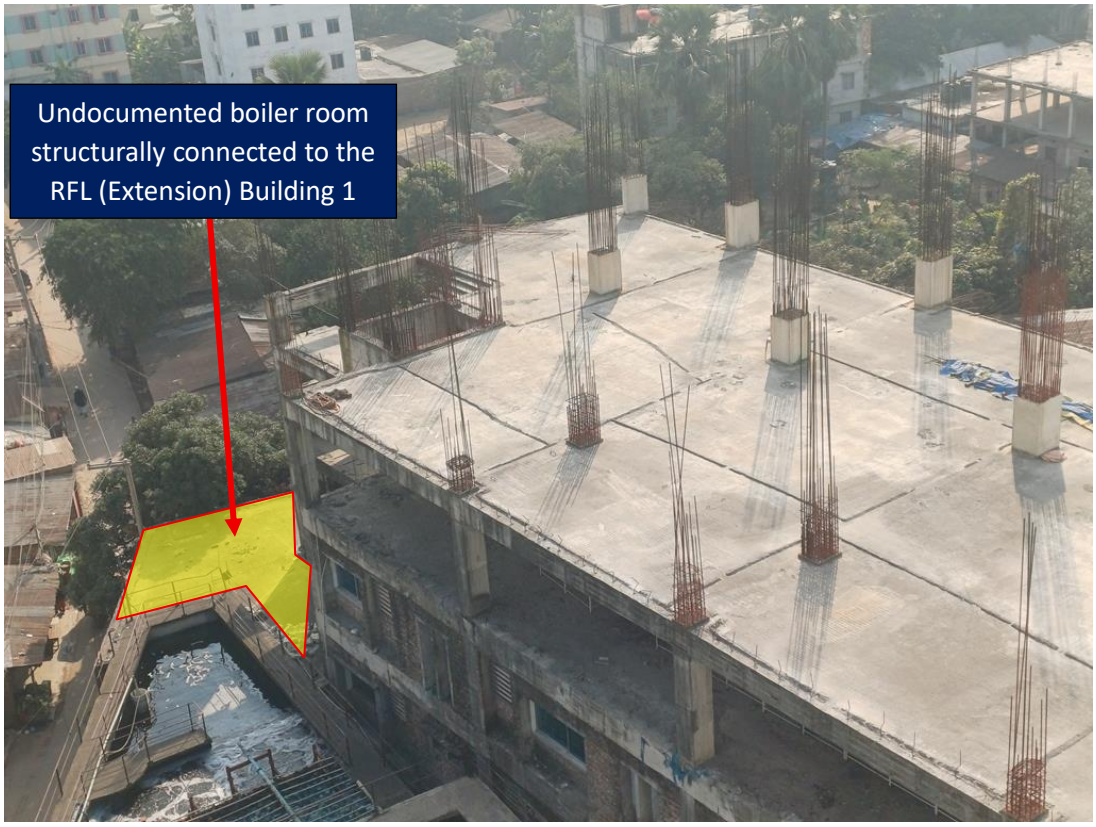
**Observation 03:** Lack of floor load management.

**Description:** During the inspection, the building was found to be used for storage; however, no load plan or storage height markings were provided. The building engineer is required to produce load plans as per BNBC, post the load plans at each floor, provide storage height marking and maintain floor loading accordingly.

**Observation 04:** Discrepancies in construction drawing.



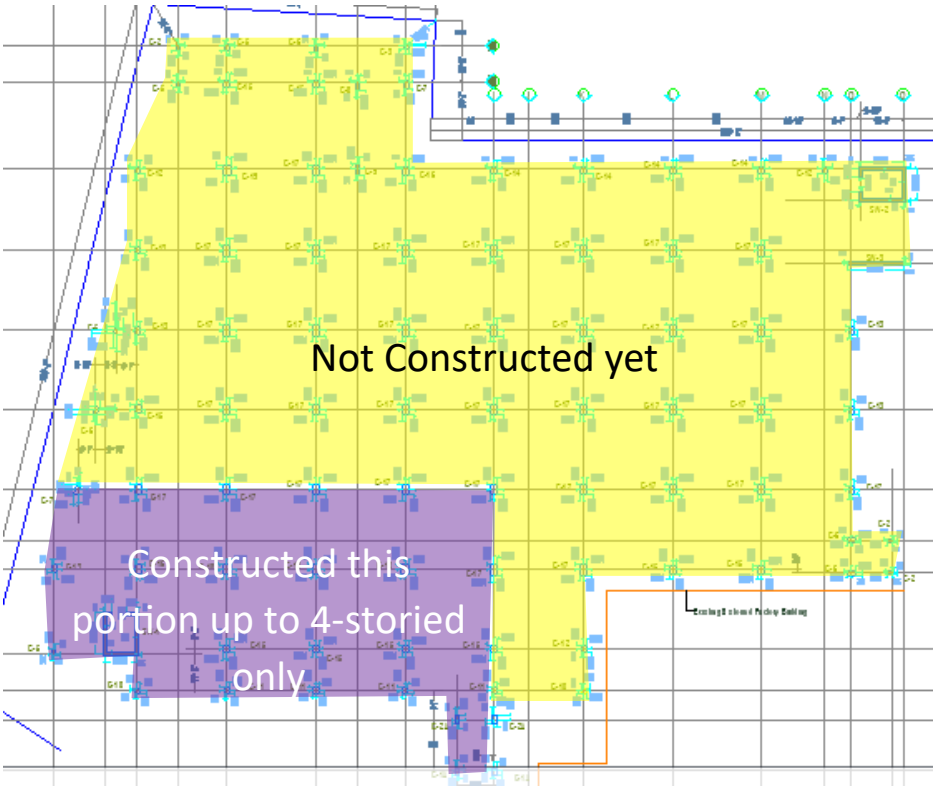

Mismatches in grid dimension




Extended portion (boiler room) at ground floor - not included

**Description:** Several discrepancies were identified, including mismatched grid dimensions and an undocumented extension (boiler room). The building Engineer is required to survey the entire structure and produce the as-built drawings to reflect the on-site conditions.

**Observation 05:** Possible horizontal & vertical extension.




**Description:** The factory has a plan to conduct vertical & horizontal expansion. Projected reinforcement left at west & north side slab-beam and columns at roof which indicates possible future horizontal & vertical extension. The factory is required to prepare a Detailed Engineering Assessment (DEA) report prior to conducting any vertical & horizontal expansion.

**Observation 06**: Exposed rebar of columns and west & north side beam-slabs.

**Description:** During inspection, exposed rebars were found at west & north side beam-slab and columns at roof. The factory is required to remove rust and apply anti-corrosive coating on exposed rebar.

**Observation 07**: Dampness on brick wall.

**Description:** During inspection, dampness was found on brick wall. The factory is required to repair the dampness with suitable measures.

## 3. Action Plan:

| Item No. | Observation | Action Plan | Timeline |
|---|---|---|---|
| 1. | Construction Safety practice & falling hazard. | The building engineer is required to ensure all the construction safety according to BNBC Part 7, Chapter 3. The ongoing vertical extension and renovation work should be carried out following the required safety measures as per BNBC. | Immediate |
| 2. | Lack of design report, load plan, and material test report. | The building engineer is required to verify the in-situ concrete strength by extracting 100mm diameter cores from four columns (Preferably from the lower tier of the building), as well as from the beam and slab. | within 6 weeks |
| 3. | | The factory is required to prepare a design report following BNBC 2006 | within 6 weeks |
| 4. | | Check the construction quality by Non-Destructive Test (NDT) & Destructive Test (DT). | within 6 weeks |
| 5. | | Prepare load plan considering the structural member capacity as well as BNBC requirement. | within 6 weeks |
| 6. | | Carry out the required remedial work where required. | within 6 months |
| 7. | Lack of floor load management. | Implement floor load management program (post load plan, mark storage height and maintain floor loading accordingly. | within 6 weeks |
| 8. | Discrepancies in construction drawing. | The building Engineer is required to survey the entire structure and produce the as-built drawings to reflect the on-site conditions. | within 6 weeks |
| 9. | Possible horizontal & vertical extension. | The factory is required to prepare a Detailed Engineering Assessment (DEA) report prior to conducting any horizontal & vertical extension. | within 6 weeks |
| 10. | | Carry out the required remedial work where required. | within 6 months |
| 11. | Exposed rebar of columns and west & north side beam-slabs. | The factory is required to remove rust and apply anti-corrosive coating on exposed rebar. | within 6 weeks |
| 12. | Dampness on brick wall. | The factory is required to repair the dampness with suitable measures. | within 6 weeks |