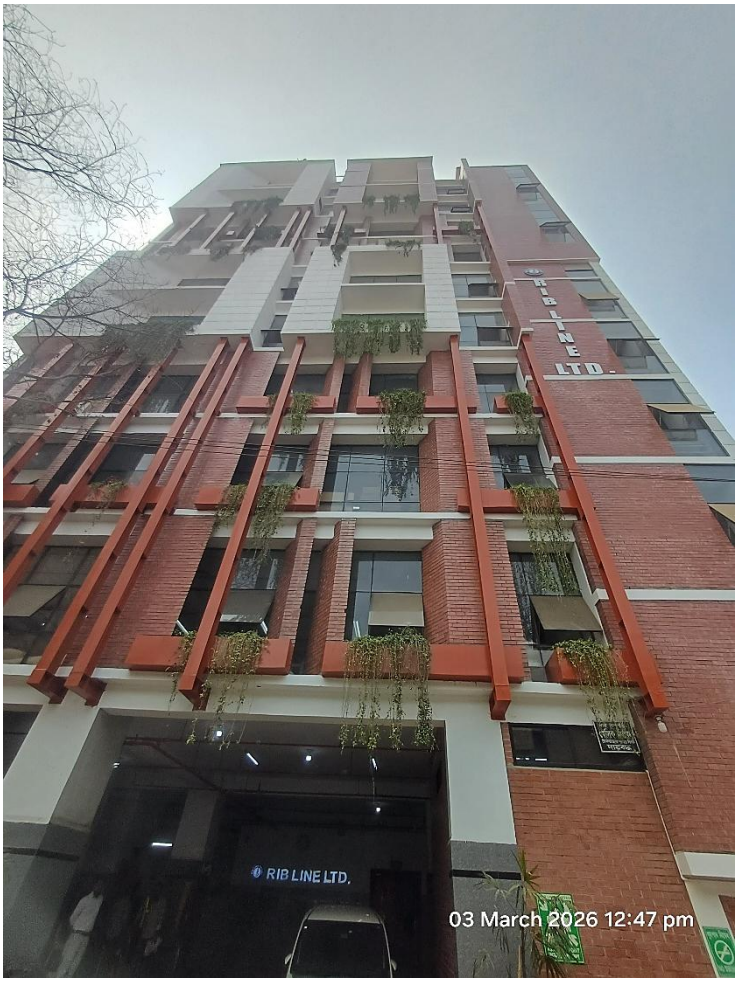
RIB LINE LTD NEW LOCATION

H-332, Enayetnagar, Fatullah, Narayanganj

(23.6177331502, 90.4782671279)

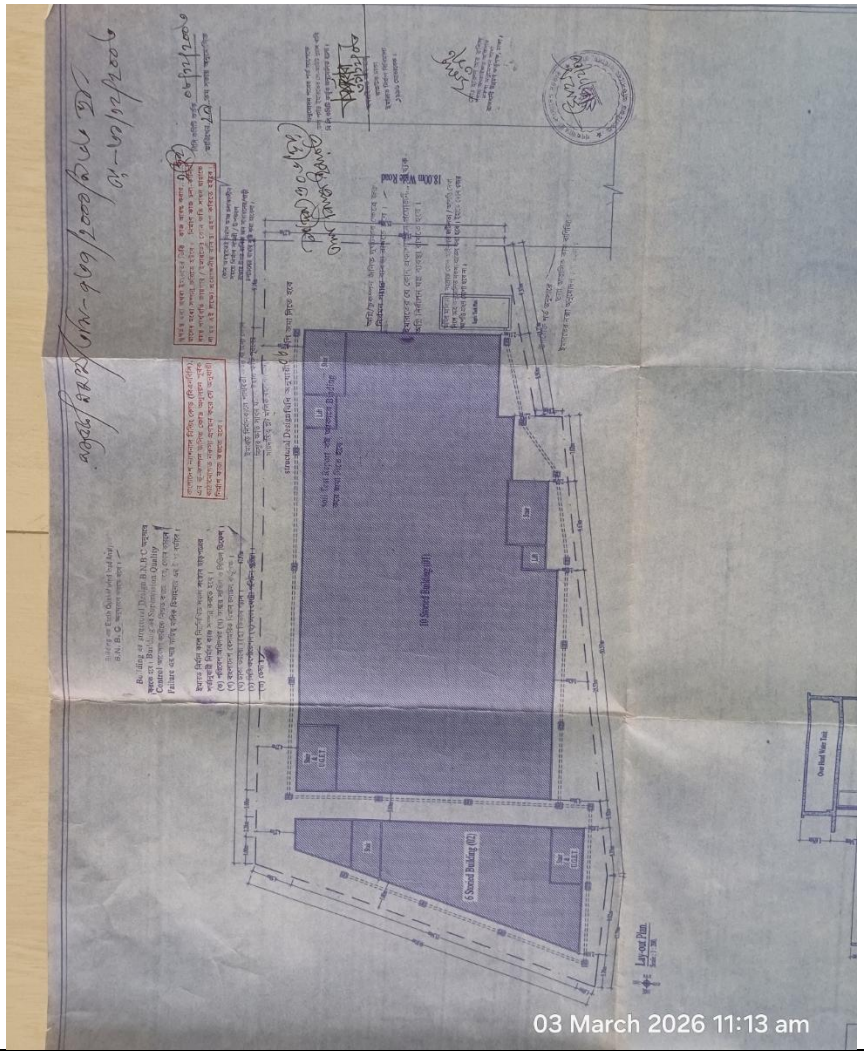
3 March 2026



1. Building Information

1. **Main Building**
2. **Utility Building**
3. **Utility Shed**
4. **LPG Store Shed**

2. Observation

Observation-01: Lack of Approval Drawings. (All Structures).

Description: A permit drawing from RAJUK was found on-site, dated 31st December 2003, and the building was constructed in 2023, thus the local permit was invalid. The factory is required to collect a fresh permit from local authority for all buildings and share with RSC.

Observation-02: Discrepancy and lack of information in as-built drawings (Main Building).

Description: The thickness and height of the brick wall and the false slab, and the soil thickness in the garden area, are not shown in the drawing. In addition, the detailed dimensions of the wall, wall thickness, cantilever extension length, and details of the front side steel façade frame are not shown clearly in the drawings. Also, details of the underground fire pump are not shown clearly in the architectural & Structural drawings. The building engineer is required to survey the as-built condition and prepare an accurate set of as-built drawings and submit them to RSC for review.

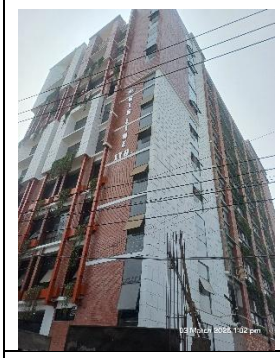
Observation-03: Discrepancy and lack of information in as-built drawings (Utility Building).

Description: The thickness and height of the brick wall and the false slab, and the soil thickness in the garden area, are not shown in the drawing. In addition, the detailed dimensions of the wall, wall thickness, and cantilever extension length are not shown clearly in the drawings. The building engineer is required to survey the as-built condition and prepare an accurate set of as-built drawings and submit them to RSC for review.

Observation-04: Lack of as-built drawing (Utility Shed & LPG Store Shed).

Description: No as-built drawings were found for the Utility Shed & LPG Store Shed. The building engineer is required to survey the as-built condition and prepare an accurate set of as-built drawings and submit them to RSC for review.

Observation-05: Lack of design report, load plan, and inadequate materials test report (All structures).



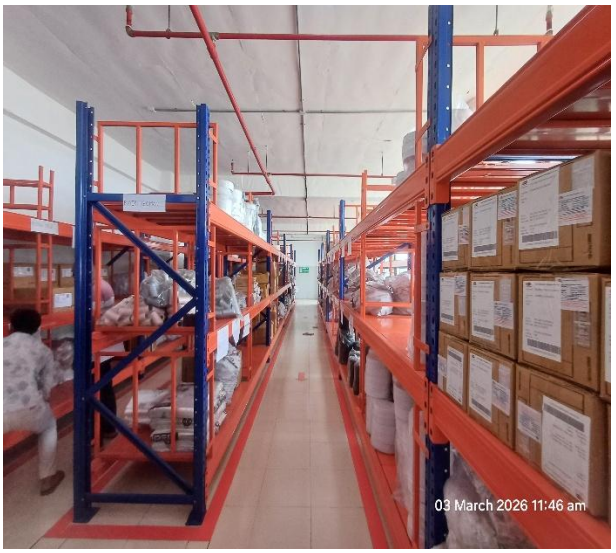
Description: A design report was found for the Main Building only. However, it doesn't satisfy the requirements of the BNBC 2020 provisions. Also, the available set of cylinder test reports didn't satisfy the frequency of testing. The building engineer is required to review the design, load, seismic requirements, framing system, and incorporate necessary measures (if necessary) as per section 2.5.8 (b)BNBC 2020 and update the analysis and design report in accordance with Section 1.9.1 of the BNBC.

Also, the building engineer is required to verify the concrete strength by taking cores (100 mm dia at least 4 nos) from the column, beam, and slab for the Main Building & Utility Building.

Observation-06: Lack of a proper load-management plan (Main Building & Utility Building).

Description: No load markings and proper load management were evident. The building engineer is required to post the floor load plan on each floor, provide load restriction height markings, signage on the storage area, and manage the floor load plan as per the acceptable load limits of BNBC.

Observation-07: Nonstructural elements found unanchored/unbraced (Main Building).



Description: Nonstructural elements found unanchored/unbraced. Anchor/brace all nonstructural elements within the building.

Observation-08: Water ponding on the cantilever garden area on each floor (Main Building).

Description: Water ponding and water-related damage were found on the wall and floor slab. The building engineer is required to provide waterproofing and improve drainage at all the concerned locations and repair the water-related dampness with a suitable method.

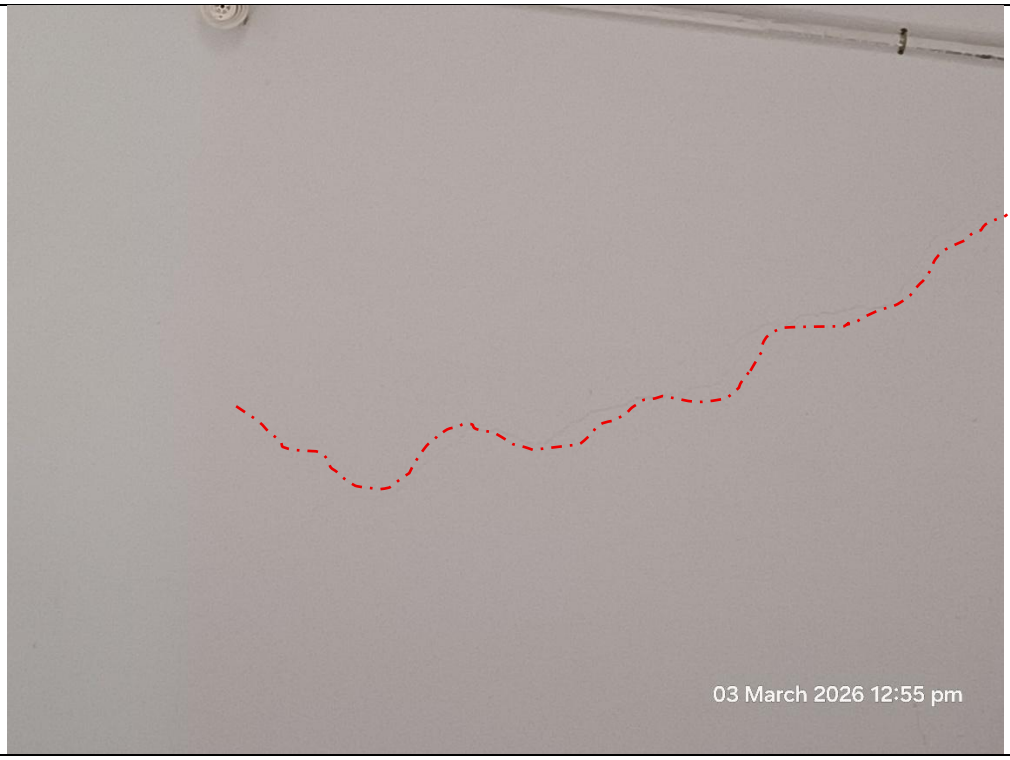
Observation 09: Lack of fall protection on the rooftop (Main Building).

Description: During inspection, access was available on the rooftop area but there is no safety barrier railings were found. The factory is required to install safety railings/barrier where required.

Observation 10: Stockpile of Construction debris on the roof (Main Building).

Description: During inspection, stockpiles of construction debris were found on the roof. The factory is required to remove the construction debris and maintain the floor load plan.

Observation 11: Crack on the roof slab soffit of the boiler room of the utility building.



Description: During inspection, cracks were found on the roof slab soffit of the boiler room at the utility building. The building engineer is required to investigate the crack, prepare an investigation report and submit it to RSC for review. Carryout necessary remedial works as per the investigation report.

Observation 12: Improper expansion joint gap between the utility building and boiler room.

Description: An expansion joint was evident from the drawings of the utility building and boiler room. However, no separation gap was observed. The building engineer is required to clear the expansion gap and fill it with flexible fire-rated material. Otherwise, analyze the boiler room and the utility building as a whole structure.

Observation-13: Water ponding on the stair top roof (Utility Building).

Description: Water ponding was found on the wall and the stair top roof slab. The building engineer is required to provide waterproofing and improve drainage at all the concerned locations.

Observation 14: Undocumented connection bridge between the Main building and Utility Building.

Description: Undocumented connection bridges were observed between the Main building and the Utility Building. The building engineer is required to prepare drawings of the connecting bridge, along with connection details, and provide an adequacy check report.

3. Action Plan

Item No	Observation	Action Plan	Timeline
1.	Lack of Approval Drawings. (All Structures).	The factory is required to collect a local authority permit for all buildings and submit it to RSC for review.	within 6 months
2.	Lack of design report, load plan, and inadequate materials test report (Main Building).	The building engineer is required to review the design, load, seismic requirements, framing system, and incorporate necessary measures (if necessary) as per section 2.5.8 (b)BNBC 2020 and update the analysis and design report in accordance with Section 1.9.1 of the BNBC.	within 6 weeks
3.		Verify the concrete strength by taking cores (100 mm dia at least 4 nos) from the column, beam, and slab.	within 6 weeks
4.		Implement remediation work if required.	within 6 months
5.	Lack of a proper load-management plan (Main Building).	Building engineer is required to post the load plan and provide load restriction height markings, signage on the storage area and manage the floor loading as per the load plan.	within 6 weeks
6.	Discrepancy and lack of information in as-built drawings (Main Building)	The building engineer is required to survey the as-built condition and prepare an accurate set of as-built drawings and submit them to RSC for review.	within 6 weeks
7.	Nonstructural elements found unanchored/unbraced (Main Building).	Anchor/brace all nonstructural elements within the building.	within 6 weeks
8.	Water ponding on the cantilever garden area on each floor (Main Building).	The building engineer is required to provide waterproofing and improve drainage at all the concerned locations and repair the water-related dampness with a suitable method.	within 6 weeks
9.	Lack of fall protection on the rooftop (Main Building).	The factory is required to install safety railings/barrier where required.	within 6 weeks
10.	Stockpile of Construction debris on the roof (Main Building).	The factory is required to remove the construction debris and maintain the floor load plan.	within 6 weeks

11.	Lack of design report, load plan, and inadequate materials test report (Utility Building).	The building engineer is required to review the design, load, seismic requirements, framing system, and incorporate necessary measures (if necessary) as per section 2.5.8 (b)BNBC 2020 and update the analysis and design report in accordance with Section 1.9.1 of the BNBC.	within 6 weeks
12.		Verify the concrete strength by taking cores (100 mm dia at least 4 nos) from the column, beam, and slab.	within 6 weeks
13.		Implement remediation work if required.	within 6 months
14.	Lack of a proper load-management plan (Utility Building).	Building engineer is required to post the load plan and provide load restriction height markings, signage on the storage area and manage the floor loading as per the load plan.	within 6 weeks
15.	Discrepancy and lack of information in as-built drawings (Utility Building)	The building engineer is required to survey the as-built condition and prepare an accurate set of as-built drawings and submit them to RSC for review.	within 6 weeks
16.	Crack on the roof slab soffit of the boiler room of the utility building.	The building engineer is required to investigate the crack and repair it with a suitable method.	within 6 weeks
17.	Improper expansion joint gap between the utility building and boiler room.	The building engineer is required to clear the expansion gap and fill it with flexible fire-rated material. Otherwise, analyze the boiler room and the utility building as a whole structure.	within 6 weeks
18.	Undocumented connection bridge between the Main building and Utility Building.	The building engineer is required to prepare drawings of the connecting bridge, along with connection details, and provide an adequacy check report.	within 6 weeks
19.		Implement remediation work if required.	within 6 months
20.	Water ponding on the stair top roof (Utility Building).	The building engineer is required to provide waterproofing and improve drainage at all the concerned locations.	within 6 weeks

21.	Lack of as-built drawings, material test report, and design documents (Utility Shed).	The building engineer is required to survey the whole structure and prepare as-built drawings with foundation and connection details.	within 6 weeks
22.		Carry out a Detailed Engineering Assessment (DEA) report with remedial actions considering the as-built structural system and material strength. Submit DEA documents to the RSC for review.	within 6 weeks
23.		Implement any required remediation work after acceptance from RSC.	within 6 months
24.	Lack of as-built drawings, material test report, and design documents (LPG Store Shed).	The building engineer is required to survey the whole structure and prepare as-built drawings with foundation and connection details.	within 6 weeks
25.		Carry out a Detailed Engineering Assessment (DEA) report with remedial actions considering the as-built structural system and material strength. Submit DEA documents to the RSC for review.	within 6 weeks
26.		Implement any required remediation work after acceptance from RSC.	within 6 months