# Creative Outerwear Ltd

Atifa Heights, Air Port Colony Road, 14 No East Patenga, Patenga, Chattogram.

(22.251090, 91.825869)

1 March 2026

## Structural Inspection Report


RMG SUSTAINABILITY COUNCIL

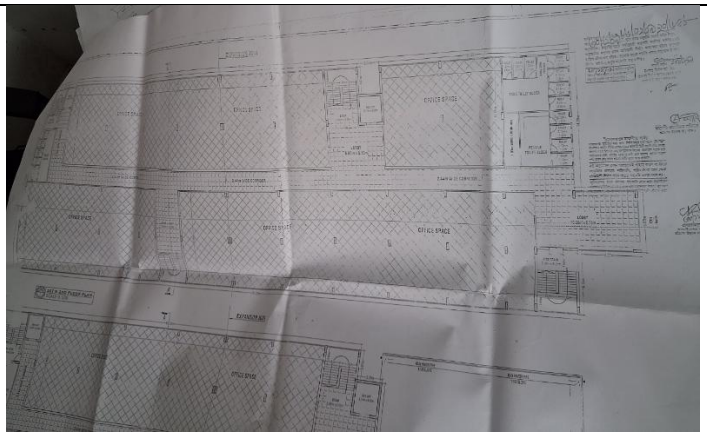
Level 5, Shanta Forum, 187, 188/B,
Bir Uttam Mir Shawkat Sarak, Tejgaon,
Dhaka- 1208, Bangladesh
PABX : +880 2 41081863-6
www.rsc-bd.org

# 1. Building Information

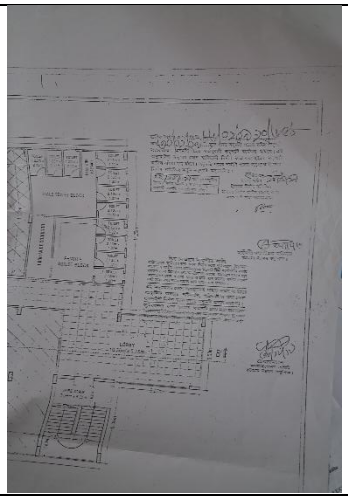
1. **Production Building:** The structure is a three-storied RC building.
2. **Utility Building**: The structure is a single-storied RC structure with partial steel roof shed.
3. **Dining & Medical Shed:** The structure is a single-storied steel shed.
4. **Jhut Shed**: The structure is a single-storied steel shed.
5. **Walkway Shed**: The structure is a single-storied steel shed.

## 2. Observation

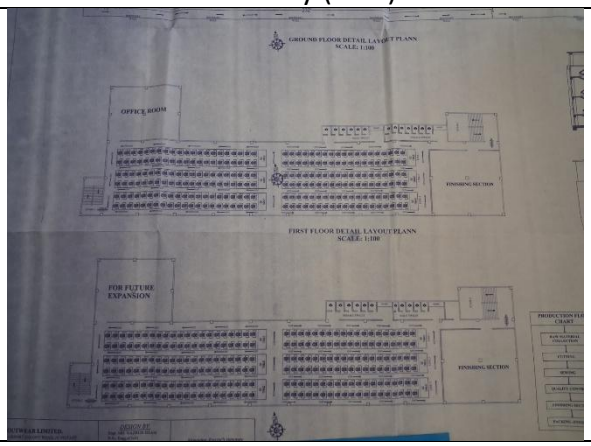
**Observation 1**: Inconsistencies in the permit drawing. (Production Building)



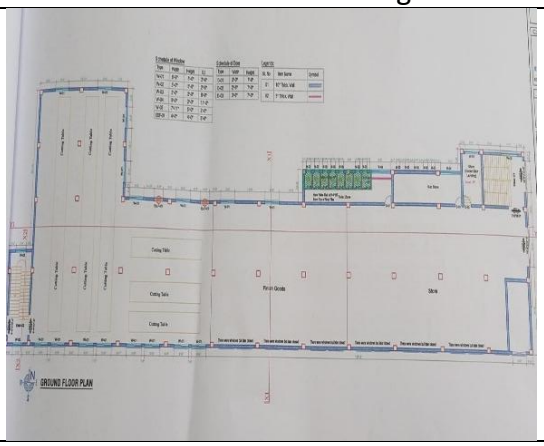
Permit drawing layout plan obtained from the local authority (CDA)



Permit for the proposed 5-storied commercial building




Industrial layout plan from DIFE




As-built layout plan

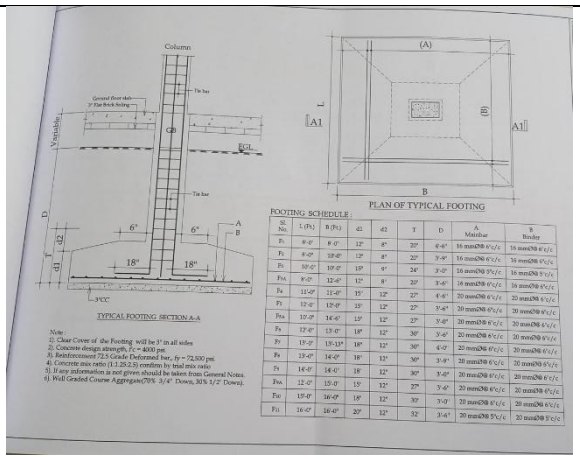
**Description:** The building approval/ permit drawing layout plan was provided by the Chittagong Development Authority (CDA) (Local Authority) for the 5-storied commercial building. The layout, area and type of building are not indicative to the as-built construction.

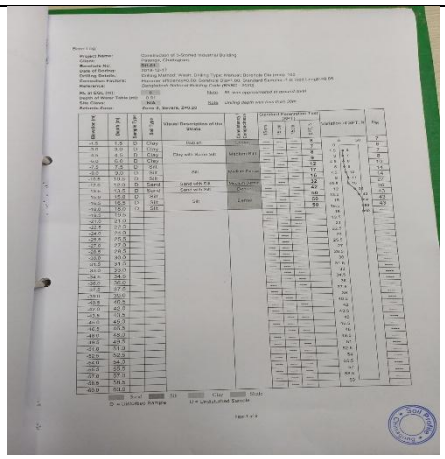
The building engineer is required to seek a fresh approval/permit drawing from the concerned local authority and its implementation on the building code determination.

**Observation 2**: Lack of design report and load plan. (Production Building)

**Description:** As per BNBC, every building or structure designed shall have its design documents prepared under the provisions of Section 1.9. At the time of inspection, no design report and load plans were available on-site. Building engineer is required to prepare an Engineering Assessment (EA) report as per BNBC and submit to RSC for review.

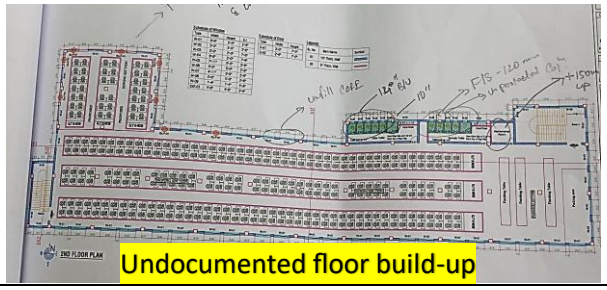
**Observation-3:** Lower foundation depth. (Production Building)



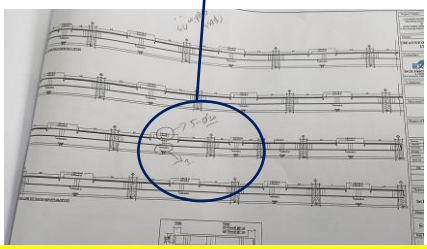



**Description:** The depth of the foundation shows 3’ (1m) to 4’-6” (1.4m), and the geotechnical investigation report shows the value from the 5’ (1.5m). The building engineer is required to confirm the actual foundation depth and the bearing capacity on that level and check the foundation adequacy.

**Observation-4:** Discrepancies in the as-built drawings. (Production Building)



Undocumented floor build-up



Rebar at top found 5 nos instead of 6 nos.

**Description:** During inspection, undocumented 12 inch (300 mm) floor build-up was found at the toilet zone. Also, 6 inch undocumented floor build-up found at 2nd floor Maintenance room. Moreover, top rebar at typical floor beam was found 5 nos. instead of 6. No stair top slab or beam details found in the structural drawing. The building engineer is required to update the as-built drawings as per actual site condition and submit them to RSC for review.

**Observation-5:** Absence of water proofing membrane at roof. (Production Building)

**Description:** The roof is constructed by MCAC. During inspection, no water proofing membrane was found at north side roof portion. Building engineer is required to provide water proofing membranes with proper slopes and improve the drainage system.

| **Observation-6:** Exposed rebar. (Production Building) |
|---|
|  |
| **Description:** During inspection, exposed rebar was found at several locations. Building engineer is required to apply anti-corrosive coating on the exposed rebar to prevent corrosion. |

| **Observation-7:** Low height parapet and falling hazard at roof. (Production Building) | |
|---|---|
|  |  |
| **Description:** During inspection, falling hazard was found at roof. Also, low parapet height was found at roof. Building engineer is required to provide adequate railing/parapet to prevent falling hazard. | |

**Observation-8:** Dampness on walls and slab. (Production Building)

**Description:** During inspection, dampness was found on walls and slab at several locations. The building engineer is required to investigate the reason of dampness and repair with suitable methods for walls. Additionally, the building engineer is required to prepare an investigation report along with the proposed repair methodology for slab. The investigation report is required to be submitted to RSC for review.

**Observation-9:** Non-structural elements not anchored or braced. (Production Building)

**Description:** PVC tanks at roof are not anchored or braced to resist lateral (earthquake) forces. The factory is required to anchor/brace all non-structural elements adequately to resist earthquake forces.

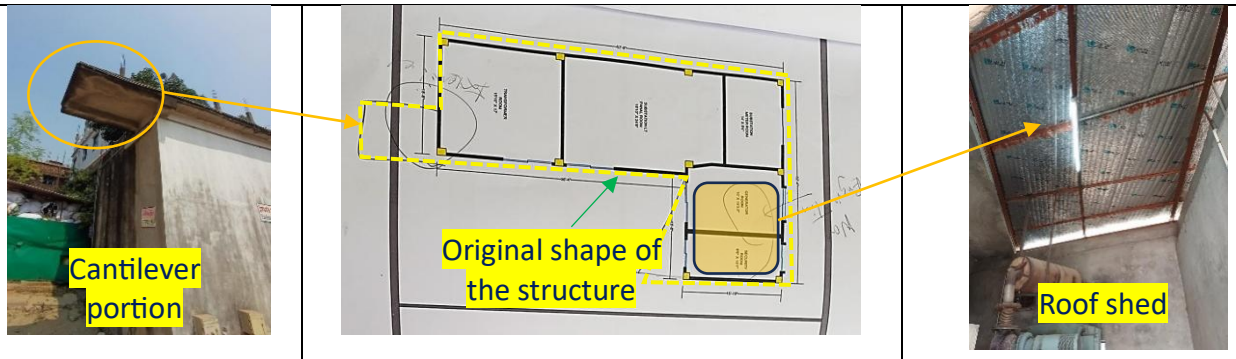
**Observation-10:** Trolley impacts on typical floor columns. (Production Building)

**Description:** During inspection, trolley impact was found on typical floor columns. The building engineer is required to repair the column surface and install column guards to prevent trolley impact.

**Observation 11**: Lack of design report. (Utility Building)

**Description:** As per BNBC, every building or structure designed shall have its design documents prepared under the provisions of Section 1.9. At the time of inspection, no design report and material test reports were available on-site. Also, lack of lateral stability and poor connection details were found in the roof shed. The building engineer is required to prepare an Engineering Assessment (EA) report as per BNBC and submit to RSC for review.

**Observation 12**: Incomplete as-built drawing. (Utility Building)




**Description:** During the inspection, no details were found for the south side roof shed. Also, building's dimension doesn't match with the actual site condition. Additionally, west side cantilever portion also not shown in the as-built drawings. Building engineer is required to update the as-built drawings as per actual site condition and submit to RSC.

**Observation 13**: Lack of lateral stability, light weight structure, and poor connection details. (Dining & Medical Shed)

**Description:** During inspection, lack of lateral stability and poor connection details were found at the Dining & Medical Shed. The building engineer is required to carry out Engineering Assessment (EA) to check the lateral stability, connection adequacy and submit the EA documents to RSC for review.

**Observation 14**: Apparently non-engineered Shed. (Jhut shed and Walkway shed)

**Description:** The members of the sheds are inadequate, and the connections are non-engineered. The building engineer is required to carry out Engineering Assessment (EA) and implement necessary remediation, otherwise replace these sheds with engineering ones.

## 3. Action Plan

| Item No. | Observation | Action Plan | Timeline |
|---|---|---|---|
| **1.** | Inconsistencies in the permit drawing. (Production Building) | The building engineer is required to seek a fresh approval/permit drawing from the concerned local authority and its implementation on the building code determination. | within 6 months |
| 2. | Lack of design report and load plan. (Production Building) | The factory engineer is required to prepare the load plan as per the BNBC requirement and check the design accordingly. | within 6 weeks |
| 3. | | Implement the floor load plan after getting acceptance from RSC. | within 6 months |
| 4. | | Building engineer is required to prepare an Engineering Assessment (EA) report as per BNBC and submit to RSC for review. | within 6 weeks |
| 5. | | Carryout suggested remedial works (if required) | within 6 months |
| 6. | Lower foundation depth. (Production Building) | The building engineer is required to confirm the actual foundation depth and the bearing capacity on that level and check the foundation adequacy. | within 6 weeks |
| 7. | | Carryout suggested remedial works (if required) | within 6 months |
| 8. | Discrepancies in the as-built drawings. (Production Building) | The building engineer is required to update the as-built drawings as per actual site condition and submit them to RSC for review. | within 6 weeks |
| 9. | Absence of water proofing membrane at roof. (Production Building) | Building engineer is required to provide water proofing membranes with proper slopes and improve the drainage system. | within 6 months |
| 10. | Exposed rebar. (Production Building) | Building engineer is required to apply anti-corrosive coating on the exposed rebar to prevent corrosion. | within 6 weeks |
| 11. | Low height parapet and falling hazard at roof. (Production Building) | Building engineer is required to provide adequate railing/parapet to prevent falling hazard. | within 6 weeks |
| 12. | Dampness on walls and slab. (Production Building) | The building engineer is required to investigate the reason of dampness and repair with suitable methods for walls. Additionally, the building engineer is required to prepare an investigation | within 6 weeks |

| | | | |
|---|---|---|---|
| | | report along with the proposed repair methodology for slab. The investigation report is required to be submitted to RSC for review. | |
| 13. | Non-structural elements not anchored or braced. (Production Building) | The factory is required to anchor/brace all non-structural elements adequately to resist earthquake forces. | within 6 weeks |
| 14. | Trolley impacts on typical floor columns. (Production Building) | The building engineer is required to repair the column surface and install column guards to prevent trolley impact. | within 6 weeks |
| 15. | Lack of design report. (Utility Building) | The building engineer is required to prepare an Engineering Assessment (EA) report as per BNBC and submit to RSC for review. | within 6 weeks |
| 16. | | Carryout suggested remedial works (if required) | within 6 months |
| 17. | Incomplete as-built drawing. (Utility Building) | Building engineer is required to update the as-built drawings as per actual site condition and submit to RSC. | within 6 weeks |
| 18. | Lack of lateral stability, light weight structure and poor connection details. (Dining & Medical Shed) | The building engineer is required to carry out Engineering Assessment (EA) to check the lateral stability, connection adequacy and submit the EA documents to RSC for review. | within 6 weeks |
| 19. | | Carryout suggested remedial works (if required) | within 6 months |
| 20. | Apparently non-engineered Shed. (Jhut shed and Walkway shed) | The building engineer is required to carry out Engineering Assessment (EA), otherwise replace these sheds with engineering ones. | within 6 weeks |
| 21. | | Carryout suggested remedial works (if required) | within 6 months |