

L'usine Fashion (Mawna Unit)

Kawya, Chonnapara, Sreepur, Gazipur

(24.201362, 90.429627)

17 April, 2016

Client Summary Report

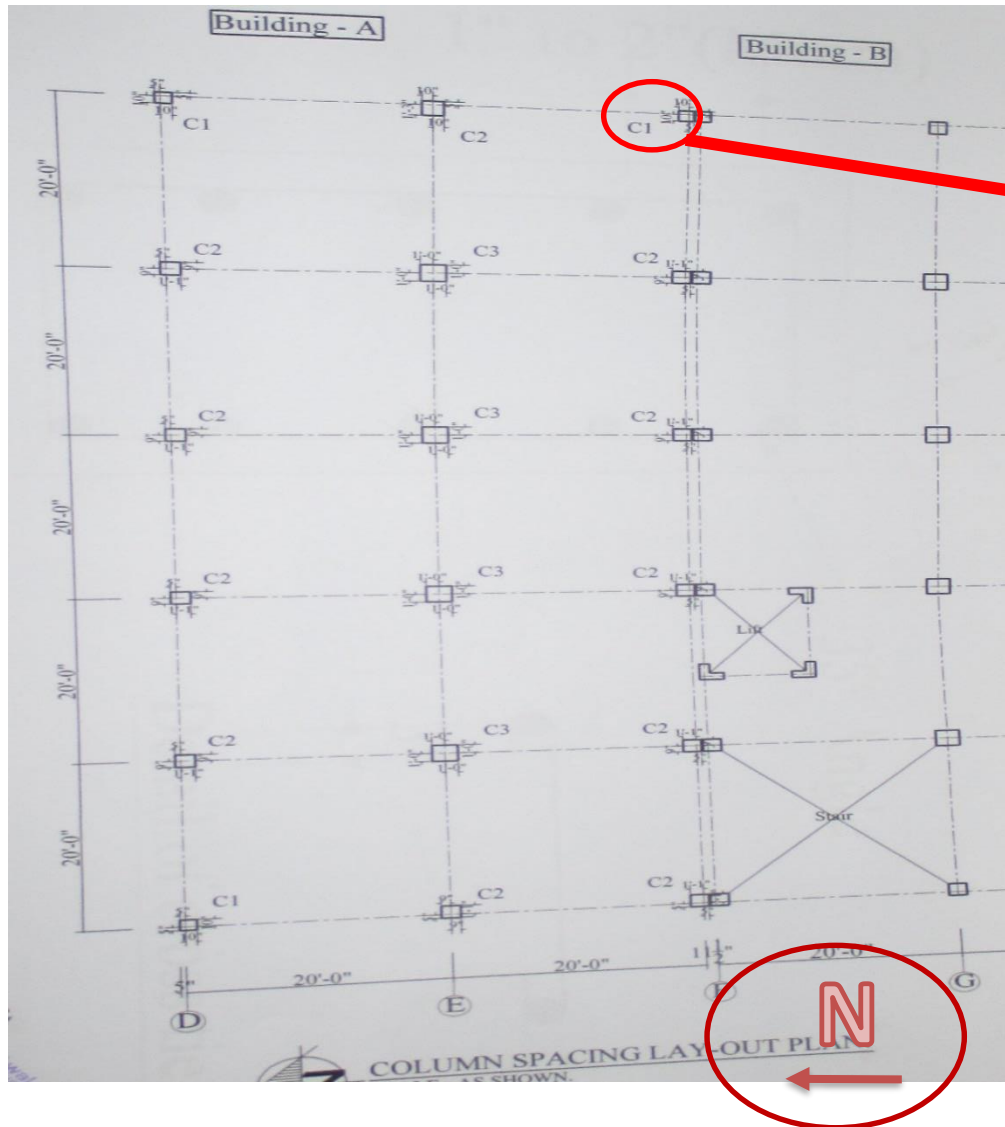




Observations



Main building Part-A Discrepancy with As-build drawing

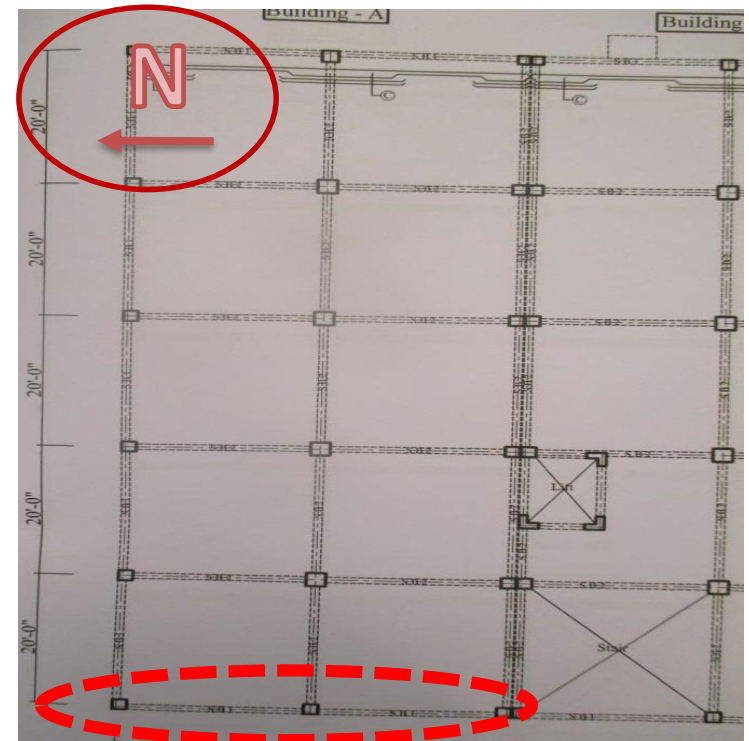


As build drawing shows C1-(381 x381mm) with 8-20mm $\varnothing$ bar. But actually column size found (457.2 x457.2mm) with 12-20mm $\varnothing$ bar. As build drawing needs to be revised as per actual site condition.

Discrepancy with As-build drawing



Missing beam in Ground floor

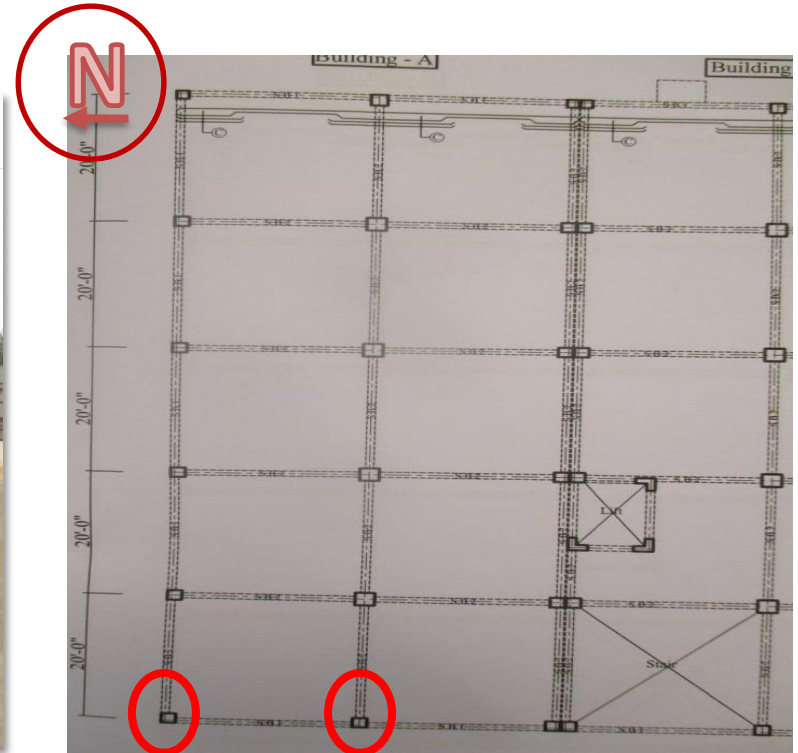


As-build drawing beam layout plan shows presence of beam in ground floor in marked area but practically no beam found. As-build drawing needs to be corrected as per present factory condition.

Missing beam in Ground floor



Columns at risk of vehicle impact



Column at ground floor level are susceptible to impact loading from vehicles. Marked columns (which carry the building above) have no protection against vehicle impact.

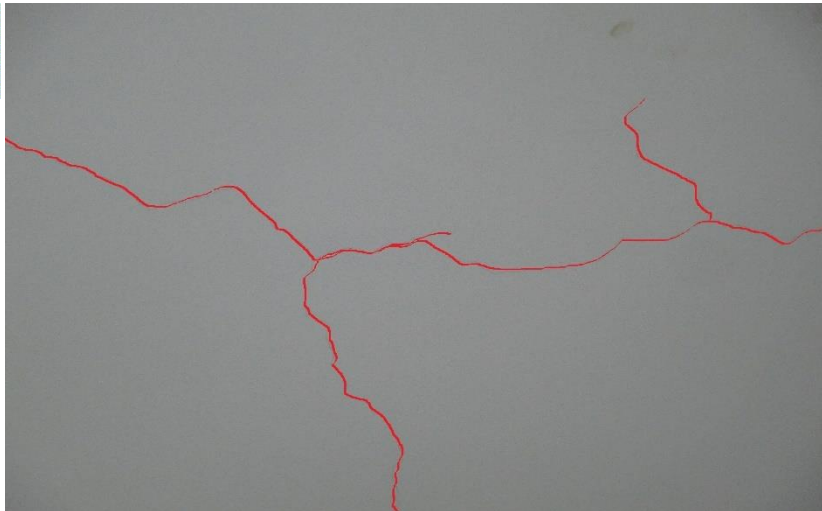
Columns at risk of vehicle impact



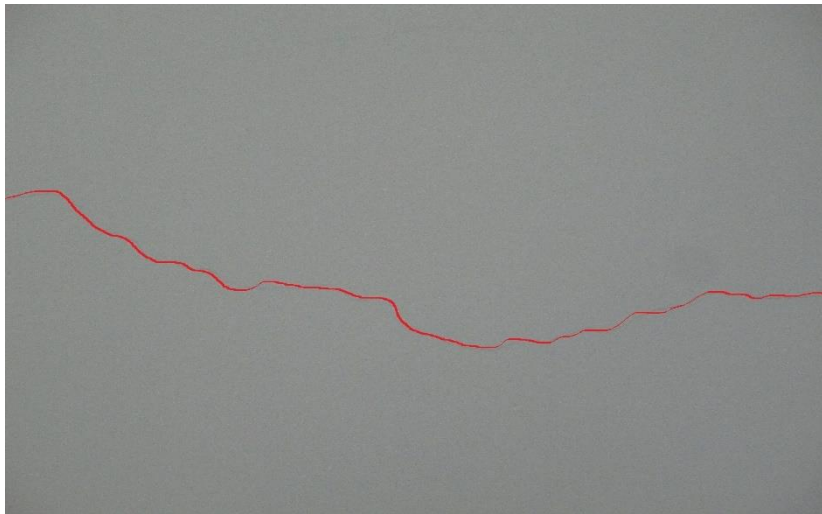
Main building

Part-B

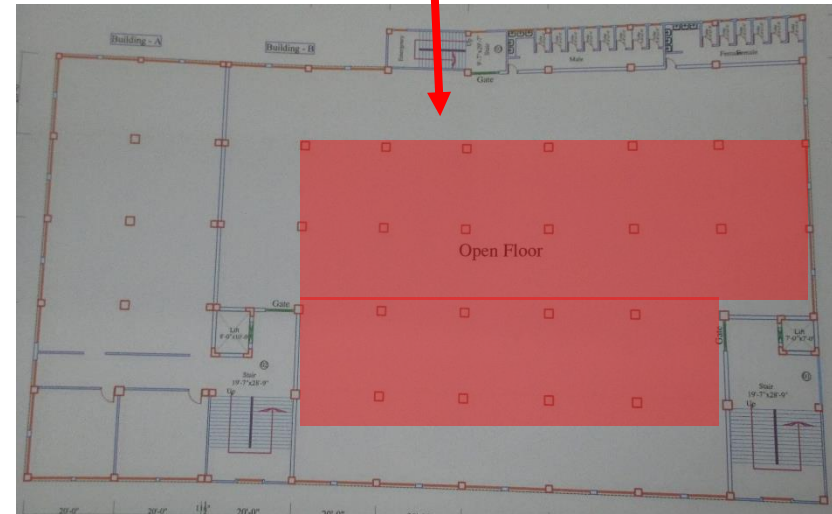
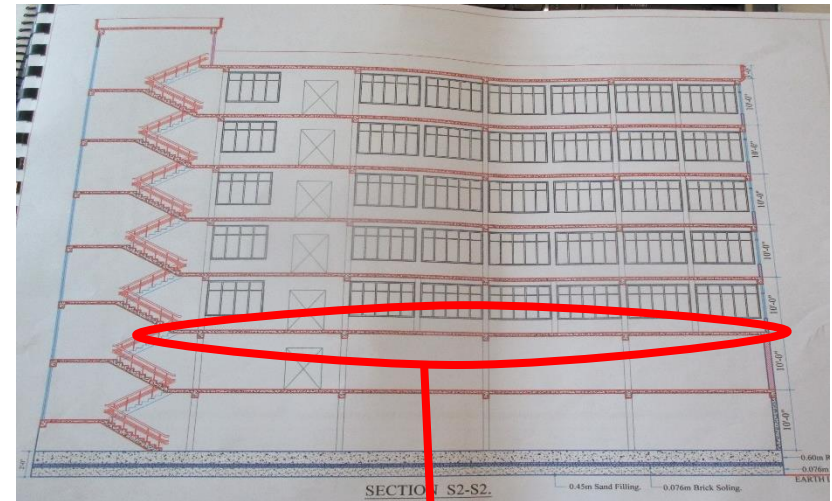
Cracks in ground floor slab and beam



Cracks in ground floor slab soffit

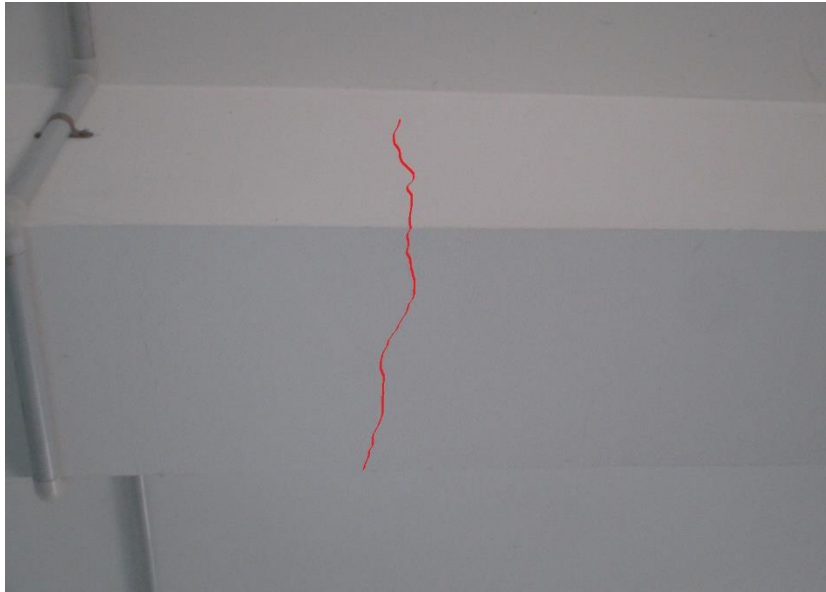


Cracks in ground floor slab soffit

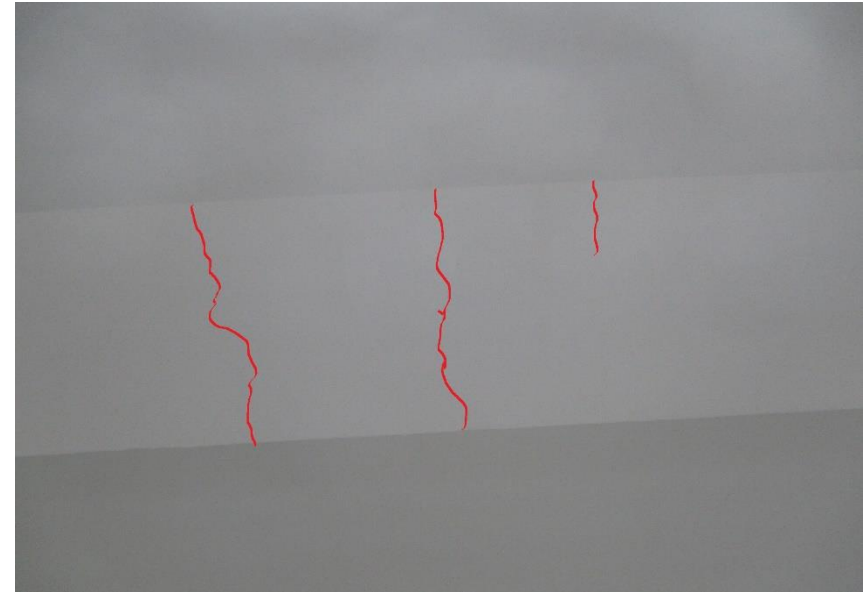


Cracks found in marked areas

Cracks in ground floor slab and beam



Cracks in ground floor beam



Cracks in ground floor beam

Hairline cracks found in ground floor beam and slab soffit. Upper floor used as jacquard section and almost 150 machines are there. The cause of cracking must be checked and suggested if the slab is adequate to bear loading from upper floor.

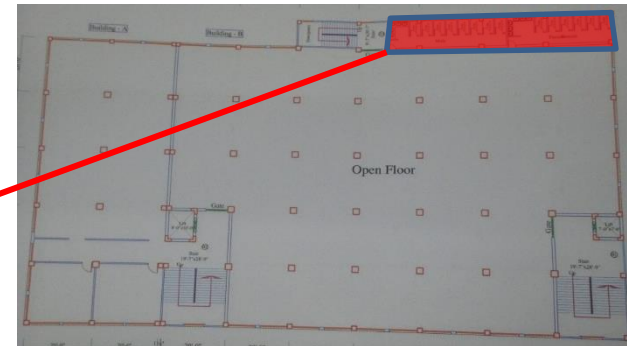
Cracks in ground floor slab and beam



Toilet build up



Toilet build up



15cm high floor build-up in toilet area supported by concrete slab.

Building Engineer to check that the slab has been adequately designed to carry floor build-up loads

Toilet build up



Expansion joint not maintained properly



Expansion joint between two columns



Expansion joint not maintained properly. Gap between two portions was filled with cement mortar. Factory needs to maintain the gap properly.

Expansion joint not maintained properly



Wastage shed building

Non-engineered shed



Factory showed the as-build drawing for utility building but in drawing no detailing provided for non-engineered steel shed.



Frame section and size appear to be inadequate.
The connection to the walls are inadequate to resist likely uplift forces and should be checked by building Engineer.
Steel supported on brick masonry wall

Non-engineered shed



Test Carried out



Aggregate type checking for Main building



Column rebar checking



Problems Observed

Main Building:

Part-A

- Item 1: Discrepancy with As-build drawing
- Item 2: Missing beam in Ground floor.
- Item 3: Columns at risk of vehicle impact
- Item 4: Further extension over present condition

Part-B

- Item 5: Cracks in ground floor slab and beam
- Item 6: Toilet build up
- Item 7: Expansion joint not maintained properly

Wastage shed building

- Item 8: Non-engineered shed



Item 1 and actions

Main Building: Part-A. Discrepancy with As-build drawing

Priority 1

(Immediate - Now)

- None required

Priority 2

(within 6-weeks)

- None required

Priority 3

(within 6-months)

- Building engineer to check, collect information and produce accurate and fully complete as-built documentation.



Item 2 and actions

Main Building: Part-A.
Missing beam in Ground floor.

Priority 1

(Immediate - Now)

- None required

Priority 2

(within 6-weeks)

- The Building Engineer shall provide calculations showing the structural adequacy of members for missing beam

Priority 3

(within 6-months)

- Factory Engineer to survey the building and prepare as-build drawing
- Prepare load plan and continue to implement



Item 3 and actions

Main Building: Part-A. Columns at risk of vehicle impact

Priority 1

(Immediate - Now)

- None required

Priority 2

(within 6-weeks)

- Column to be protected from vehicle impact.

Priority 3

(within 6-months)

- None required



Item 4 and actions

Main Building: Part-A.

Further extension over present condition

Priority 1

(Immediate - Now)

- None required

Priority 2

(within 6-weeks)

- For further extension over present condition, the Building Engineer shall provide calculations showing the structural adequacy of all columns taking into account any additions to the existing structure, the loading plans and as built structure, including in-situ concrete strength testing.

Priority 3

(within 6-months)

- None required



Item 5 and actions

Main Building: Part-B.

Cracks in ground floor slab and beam

Priority 1

(Immediate - Now)

- Factory Engineer to survey and identify the cause of cracking

Priority 2

(within 6-weeks)

- Building Engineer to provide calculations showing the structural adequacy of Slab and Beams

Priority 3

(within 6-months)

- The distress found is recommended to be repaired with suitable proper methods
- Prepare load plan and continue to implement



Item 6 and actions

Main Building: Part-B. Toilet build up

Priority 1

(Immediate - Now)

- None required

Priority 2

(within 6-weeks)

- Extent of build-up loading within toilet areas to be surveyed and capacity of floor slab to be assessed to confirm that the floor slab is designed to carry these loads.

Priority 3

(within 6-months)

- None required



Item 7 and actions

Main Building: Part-B.

Expansion joint not maintained properly

Priority 1

(Immediate - Now)

- None required

Priority 2

(within 6-weeks)

- None required

Priority 3

(within 6-months)

- Mortar to be removed from the expansion joint and to be filled with flexible material (factory may consult with Accord fire safety team)



Item 8 and actions

Wastage shed building- Non-engineered shed

Priority 1

(Immediate - Now)

- None required

Priority 2

(within 6-weeks)

- Factory Engineer to survey and prepare as build drawing providing detailing for the shed

Priority 3

(within 6-months)

- Factory Engineer to check the non engineered shed against lateral loading



Survey Limitations and Assumptions

This report is for the private and confidential use of Accord for whom it was prepared together with their professional advisors as appropriate. It should not be reproduced in whole or in part or relied upon by third parties for any use without the express written permission of ACCORD.

This report can be used in discussion with the supplier or factory owner as a means to rectify or address any observations made. The report is not comprehensive and is limited to what could be observed during a visual inspection of the building.

This Report is not intended to be treated as a generalised inspection and does not cover the deterioration of structural members through dampness, fungal or insect attack, nor does it deal with problems and defects of a non-structural nature. Other non structural aspects of the building such as fire safety have not been assessed in this survey.

Except as otherwise noted, drains and other services were not viewed or tested during our inspection and are therefore similarly excluded from this Report. We have not inspected any parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

External inspection of the façade walls has generally been carried out from ground level only by visual sighting. No opening up works were carried out (except as noted) and we rely on the Architects and Engineers drawings provided to us for our views on concealed parts of the structure and in particular foundations. Strengths of materials and components are untested and we recommend that the factory owners Building Engineer carries out insitu testing over and above those suggested to satisfy themselves with the material strengths and component details.

Recommendations, where given, are for the purpose of providing indicative advice only, are not exhaustive, relate solely to identifying key and obvious structural defects as identified in this presentation, and do not take the form of or constitute a specification for works. We take no responsibility for the works as constructed. This report does not interfere with the factory owners Building Engineers responsibility for the structural performance of this building, The Building Engineer remains fully responsible for the structural adequacy of the building.

This report does not comment in detail on the future seismic performance of the building and only highlights the fact that the building may experience significant damage or collapse in a seismic event along with many others in the Dhaka region.

The observations in this report are based on the Engineering Judgement of the lead surveyor/engineer at the time of the survey. We assume in making these observations that no covering up of faults defects, filling or plastering over cracking or significant repair work has been carried out by the building owner. Any future alteration or additional work by the building owner will void this report.