INITIAL STRUCTURAL INTEGRITY ASSESSMENT REPORT (SIAR)

Factory Name:	**Young Labels Ltd.**
Address:	**Sreepur, Ganakbari Ashulia, Savar Ashulia, Savar Dhaka Bangladesh**
Assessor:	**Bureau Veritas**
Date:	**11 Jun 2014**

Introduction to the Report

The following report contains a site profile and summary of non-conformities identified during an onsite assessment commissioned by the Alliance for Bangladesh Worker Safety (Alliance) and conducted by a third-party Qualified Assessment Firm (QAF). The assessment was conducted against the Alliance for Bangladesh Worker Safety Assessment Protocols (APs) and Fire Safety and Structural Integrity Standard, which is harmonized with the factory assessment guidelines developed by Bangladesh University of Engineering and Technology (BUET) for the Bangladesh National Tripartite Plan of Action (NTPA). The goal of the Alliance process is to provide clear and practical technical requirements by which Bangladeshi Ready Made Garment (RMG) Factories producing for Alliance members may be consistently and fairly evaluated for fire, structural, and electrical safety in a non-duplicative manner. Each assessment will prompt action plans that will be used by RMG factories to systematically and sustainably improve safety conditions for garment workers. Beyond tracking and reporting on action steps taken in a transparent manner, the Alliance organization and its members will seek to further support factory improvements through technical assistance, training, implementation support for functional Worker Committees, and in some cases financial assistance and wage support for workers if factories are closed for remediation.

The contents of the report do not constitute a guarantee of compliance with the applicable laws, the Alliance Standard or the absolute or continued safety against fire, electrical and/or structural integrity issues that may lead to injury or loss of life. The report is designed to provide a non-exhaustive summary of risk issues, based on a limited sampling and duration of time onsite by the named QAF. Neither the QAF nor the Alliance can certify or guarantee the quality, outcome, or effectiveness of actions taken in response to the report.

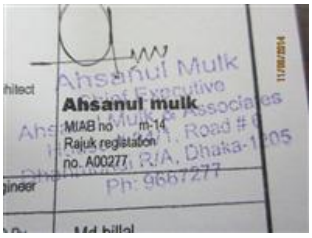
For more information and report feedback please go to: www.bangladeshworkersafety.org.

GENERAL INFORMATION

General Information	
Factory Name:	Young Labels Ltd.
Address:	Sreepur, Ganakbari Ashulia, Savar Ashulia, Savar Dhaka Bangladesh
Country:	Bangladesh
Province:	Dhaka
City:	Ashulia, Savar
Zip Code:	1349
Audit Duration:	1 Days
Re-Audit:	Re-Audit After 0 Months
Draft Report Date :	06-11-2014
Final Report Date :	11-09-2014
Are all Action Items From Previous Assessment Completed?:	N/A
Buildings in Complex :	There are 10 buildings in the factory premises out of which two are main production buildings(jointed by beams) and eight are ancillary buildings. The buildings are named as: 1) Three story production Building-01 (Young labels ltd), 2) Three story production building-02 (Young socks ltd.), 3) Single story fire control building, 4) Single story Gas Generator building, 5) Single story fire pump room (tin shed-01), 6) Single story Dumping store (tin shed-02), 7) Single story substation room (tin shed-03), 8) Single story ansar camp (tin shed-04), 9) Single story prefab compressor room, 10) Single story prefab diesel generator room.
Number of Building Levels (Stories) :	1) Three Story Main Production Building-01 (Young labels ltd): (Above grade: 3; below grade: 0), 2) Three Story Production Building-02 (Young socks ltd.): (Above grade: 3; below grade: 0), 3) Single story fire control building: (Above grade: 1; below grade: 0), 4) Single story Gas Generator building: (Above grade: 1; below grade: 0), 5) Single story fire pump room (tin shed-01): (Above grade: 1; below grade: 0), 6) Single Story Dumping store (tin shed-02): (Above grade: 1; below grade: 0), 7) Single story substation room (tin shed-03): (Above grade: 1; below grade: 0), 8) Single story Ansar camp (tin shed-04): (Above grade: 1; below grade: 0), 9) Single story prefab compressor room: (Above grade: 1; below grade: 0), 10) Single story prefab diesel generator room: (Above grade: 1; below grade: 0),
Approximate Building Area (SF) :	Total area in the factory premises: 115969 sft. The building wise breakdown as follows: 1) Three Story Production Building-01 (Young labels ltd): 64680 sft (Ground Floor: 16170 sft, First Floor: 16170 sft, Second Floor: 16170 sft, Roof: 16170 sft), 2) Three Story Production Building-02 (Young Socks ltd.): 45600 sft, (Ground Floor: 11400 sft, First Floor: 11400 sft, Second Floor: 11400 sft, Roof: 11400 sft), 3) Single story fire control building: 75 sft, 4) Single story Gas Generator building: 685 sft, 5) Single story fire pump room (tin shed-01): 68 sft, 6) Single story Dumping store (tin shed-02): 600 sft, 7) Single story substation room (tin shed-03): 1060 sft, 8) Single story ansar camp (tin shed-04): 1550 sft, 9) Single story prefab compressor room: 691 sft, 10) Single story prefab diesel generator room: 960 sft.

Date of Building Construction :	Factory personnel informed the date of construction as follows: 1) Three story production Building-01 (Young labels ltd): Construction work started in 2005 and Finishing work of 3rd story is going on, 2) Three story production building-02 (Young socks ltd.): Construction work started in 2005 and Finishing work of 3rd story is going on. No date of construction was found from factory authority for other buildings.
Date of Last Building Renovation/Addition :	No record for date of renovation was found from the factory personnel.
Is the Building mixed use?:	No
Ancillary Structures in Complex :	1) Single story fire control building, 2) Single story Gas Generator building, 3) Single story fire pump room (tin shed-01), 4) Single story Dumping store (tin shed-02), 5) Single story substation room (tin shed-03), 6) Single story ansar camp (tin shed-04), 7) Single story prefab compressor room, 8) Single story prefab diesel generator room.
Number of Ancillary Levels (Stories) :	1) Single story fire control building: Stories above grade: 1, Stories below grade: 0, Occupied levels: 1, 2) Single story Gas Generator building: Stories above grade: 1, Stories below grade: 0, Occupied levels: 1, 3) Single story fire pump room (tin shed-01): Stories above grade: 1, Stories below grade: 0, Occupied levels: 1, 4) Single Story Dumping store (tin shed-02): Stories above grade: 1, Stories below grade: 0, Occupied levels: 1, 5) Single story substation room (tin shed-03): Stories above grade: 1, Stories below grade: 0, Occupied levels: 1, 6) Single story ansar camp (tin shed-04): Stories above grade: 1, Stories below grade: 0, Occupied levels: 1, 7) Single story prefab compressor room: Stories above grade: 1, Stories below grade: 0, Occupied levels: 1, 8) Single story prefab diesel generator room: Stories above grade: 1, Stories below grade: 0, Occupied levels: 1.
Approximate Ancillary Structures Area (SF) :	1) Single story fire control building: 75 sft, 2) Single story Gas Generator building: 685 sft, 3) Single story fire pump room (tin shed-01): 68 sft, 4) Single story Dumping store (tin shed-02): 600 sft, 5) Single story substation room (tin shed-03): 1060 sft, 6) Single story ansar camp (tin shed-04): 1550 sft, 7) Single story prefab compressor room: 691 sft, 8) Single story prefab diesel generator room: 960 sft.
Number of Occupants :	Total number of occupants: 489. 1) Three Story Main Production Building-01 (Young labels ltd): 201, (Ground Floor: 96, First Floor: 94, Second Floor: 11), 2) Three Story production Building-02 (Young Socks ltd.): 250 (Ground Floor: 78, First Floor: 110, Second Floor: 62), 3) Single story fire control building: 9, 4) Single story Gas Generator building: 1, 5) Single story fire pump room (tin shed-01): 0, 6) Single Story Dumping store (tin shed-02): 0, 7) Single story substation room (tin shed-03): 4, 8) Single story ansar camp (tin shed-04): 21, 9) Single story prefab compressor room: 2, 10) Single story prefab diesel generator room: 1.
Exterior Facade Description :	There are infill masonry walls in between the concrete frames. The exterior face of the masonry walls has plaster and it is painted. The windows are made of glass and can slide. The facade is free from cracking, water intrusion & dampness.
Structural System Description :	The structure consists of RCC moment-resisting frames. The beams and slabs at each floor are monolithic. The foundations consist of isolated footings for the columns. The geometry of the floor plan is classified as irregular.

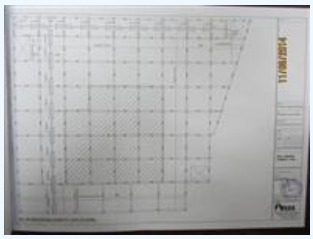
ASSESSMENT FINDINGS

Structural System Design		
Question:	Are Certificates of Occupancy available for review?	
Priority Level:	Low	
Non-Compliance Level:		
Description:	The Certificate of Occupancy is available.	
Source of Findings:	Document Review: Document review shows that the factory has been issued a Certificate of Occupancy from proper authority.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Alliance Standard Part 8 Section 8.3 Preliminary Structural Assessment	
Question:	Structural Engineer of Record	
Priority Level:		
Non-Compliance Level:		
Description:	Engr: Md. Abu Iqbal Khan is the Structural Engineer of Record whose MIEB no is 22695 and signature is available.	
Source of Findings:	Document Review: Document review confirms that Engr. Md. Abu Iqbal Khan is the Structural Engineer of Record whose MIEB membership number is 22695 and signature is available.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Provide the name and firm of the structural engineer of record.	
Question:	Architect of Record	
Priority Level:		
Non-Compliance Level:		
Description:	Mr.Ahsanul Mulk is the Architect of Record whose MIAB membership no M-14 and signature is available in the documents.	

Source of Findings:	Document Review: Document review confirms that Mr.Ahsanul Mulk is the Architect of Record whose MIAB membership no M-14 and signature is available in the documents.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Provide the name and firm of the architect of record.	
Question:	Are credible structural design documents available for review and kept on site?	
Priority Level:	Medium	
Non-Compliance Level:	1	
Description:	As-built structural documents are available except for the design/assessment report.	
Source of Findings:	Document Review: Documentation reviewed.	
Suggested Plan of Action:	Have a qualified structural engineer prepare a design report based on the requirements of Part 8 Section 8.19 of the Alliance Standard.	
Suggested Deadline Date:	17 Aug 2014	
Standard:	Alliance Standard Part 8 Section 8.19 Required Structural Documentation for New and Existing Factories	
Question:	Is a Geotechnical Report available for review and kept on site?	
Priority Level:	Low	
Non-Compliance Level:		
Description:	The Geotechnical Report is complete and available for review.	
Source of Findings:	Document Review: Documentation reviewed.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Alliance Standard Part 8 Section 8.2 Structural Integrity of Existing Factory Buildings	
Question:	Can credible structural documentation indicating general conformance with 2006 BNBC or other comparable applicable international model building code be produced?	
Priority Level:	Medium	

Non-Compliance Level:	1	
Description:	The design document does not clearly demonstrate conformance with any applicable code.	
Source of Findings:	Document Review: Documentation reviewed.	
Suggested Plan of Action:	Engage a qualified structural engineer to develop the required documents to confirm the structural integrity of the buildings. Documents must comply with Alliance Standard Part 8 Sections 8.19 and 8.20.	
Suggested Deadline Date:	17 Aug 2014	
Standard:	Reference Alliance Standards Part 8 Section 8.2 Structural Integrity of Existing Factory Buildings	
Question:	If built after 2006, can documented compliance with the seismic and wind requirements of the 2006 BNBC be provided?	
Priority Level:	Medium	
Non-Compliance Level:		
Description:	This building is designed before 2006 and construction work started in 2005.	
Source of Findings:	Document Review: Documentary review shows that this building is designed before 2006 and construction work started in 2005.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Alliance Standards Part 8 Section 8.17 Design for Lateral Loads and 2006 BNBC Part 6 Section 1.5	
Question:	Can documentation be provided that the building is compliant with the requirements for wind loading and storm surge loadings as detailed in BNBC Part 6 Section 1.5.3?	
Priority Level:	Medium	
Non-Compliance Level:	1	
Description:	There is no clear information available on the design document to understand the consideration of storm surge and wind loading in the design of the building.	
Source of Findings:	Document Review: Documentation reviewed.	
Suggested Plan of Action:	Engage a qualified structural engineer to confirm satisfactory structural performance of the buildings under wind loading and storm surge.	
Suggested Deadline Date:	17 Aug 2014	

Standard:	2006 BNBC Part 6 Section 1.5. Compliance may be waived if the Factory Owner provides satisfactory evidence of a cyclone operations plan that includes full evacuation of the factory in advance of any approaching cyclone"	
Question:	Has evidence of structural integrity been provided using a Preliminary Structural Assessment?	
Priority Level:	High	
Non-Compliance Level:		
Description:	There was no preliminary structural assessment done in this building.	
Source of Findings:	Document Review: Documentary review confirms that there was no preliminary structural assessment done in this building	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Reference Alliance Standards Part 8 Section 8.2 Structural Integrity of Existing Factory Buildings	
Question:	If the structure has been previously expanded, was the structural impact on the entire structure analytically evaluated and confirmed by a qualified structural engineer.	
Priority Level:	Medium	
Non-Compliance Level:		
Description:	There is no evidence of previous expansion of the structure.	
Source of Findings:	Visual Assessment: Visual assessment shows that there is no evidence of previous expansion of the structure.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Reference Alliance Standards Part 8 Section 8.1 Applicability of Building Code.	
Question:	Structural System Type as defined by 2006 BNBC Part 6 Chapter 1 Table 6.1.2.	
Priority Level:		
Non-Compliance Level:		
Description:	The building is a moment resisting frame structure.	

Source of Findings:	Document Review: Documentary review confirms that this building is a moment resisting frame structure., Visual Assessment: Visual assessment also shows that it is a moment resisting frame structure.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	2006 BNBC Part 6 Chapter 1 Table 6.1.2	
Question:	What is the Structural Configuration?	
Priority Level:		
Non-Compliance Level:		
Description:	It is a irregular structure.	
Source of Findings:	Document Review: Documents review confirms that it is a irregular structure., Visual Assessment: Visual inspection shows that it is a irregular structure.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	2006 BNBC Part 6 Chapter 1 Section 1.3.4	
Question:	Is a clear and redundant load path to resist lateral loads provided?	
Priority Level:	Medium	
Non-Compliance Level:		
Description:	Since there are multiple moment resisting frames, the lateral load path is clear and redundancy is available.	
Source of Findings:	Document Review: Documentation reviewed.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Alliance Standards Part 8 Section 8.17 Design for Lateral Loads and 8.3.3. 2006 BNBC Part 6 Section 1.5	
Question:	Are the available FoS for the columns adequate based on Preliminary calculation?	
Priority Level:	High	

Non-Compliance Level:		
Description:	FoS has been calculated by considering minimum concrete compressive strength (2370 psi) for stone chips, rebar strength: 60 ksi (as constructed after 2004), (N.B: During assessment overloading was observed in the 1st floor. FoS for existing condition of the building is calculated considering the overloading. But, for proposed condition FoS has been calculated considering the live load as 42 psf). 1) FoS of columns noted as below:(for existing three stories) Young Labels ltd.: Central Column: 5.33, Corner Column: 7.26, Edge Column: 6.63, Young Socks ltd.: Central Column: 4.22, Corner Column: 6.27, Edge Column: 5.43, 2) FoS of columns noted as below:(for original approved design for five stories) Young Labels ltd.: Central Column: 3.38, Corner Column: 4.46, Edge Column: 4.14, Young Socks ltd.: Central Column: 2.68, Corner Column: 3.87, Edge Column: 3.40, The FoS in all columns is adequate (more than 1.86).	
Source of Findings:	Uploaded Document: Calculations uploaded.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Provide results of preliminary calculations in space provided. a) column capacity; FoS > 1.86 - Safe b) column capacity; FoS 1.5 -1.86 - Needs Evaluation c) Column capacity; FoS 1.25-1.5 - Needs Evaluation d) Column capacity; FoS <1.25 - Unsafe In case of a critically low FoS (<1.25), consider Immediate Escalation Protocol	
Question:	Results of ferro-scanning for confirmation of steel rebar in the columns of the lowest tier were satisfactory.	
Priority Level:	Medium	
Non-Compliance Level:		
Description:	Results of ferro-scanning for confirmation of steel rebar in the columns of the lowest tier were satisfactory.	
Source of Findings:	Visual Assessment: Visually confirmed.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Alliance Standard Part 8 Section 8.3 Preliminary Structural Assessment	
Question:	What are the full dead and live loads of the floor slabs and decks?	
Priority Level:		
Non-Compliance Level:		

Description:	The measure slab thickness is 5.5". Therefore, dead load is 69+25(FF)=94 psf. The estimated live load in 1st floor is 70 psf and in other floors load is about 42 psf.	
Source of Findings:	Document Review: Documentation reviewed.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Provide information regarding the dead and live loads of the floor slabs and decks.	
Question:	Have provisions been made in floors or decks for a concentrated load (such as heavy equipment, water tanks, stored materials, etc) applied at a location wherever this load acting upon an otherwise unloaded floor would produce stresses greater than those caused by a uniform load?	
Priority Level:	Medium	
Non-Compliance Level:	1	
Description:	There are five undocumented plastic water tanks of 5000, 3000, 2000, 1000, and 750 liters on the rooftop (1 on building-1, and 4 on building-2). There is no evidence that the effects of these tanks on the structure were considered in the design.	
Source of Findings:	Document Review: Documentation reviewed., Visual Assessment: Visually confirmed.	
Suggested Plan of Action:	Engage a qualified structural engineer to confirm and document that provisions have been made to accommodate these water tanks. If provisions have not been made, have a qualified structural engineer develop a remediation plan.	
Suggested Deadline Date:	17 Aug 2014	
Standard:	Alliance Standard Part 8 Section 8.13 and 8.14	
Question:	Where density of operations, storage of materials, or equipment weights require live load capacity in excess of 2.0 kN/m2 (42 psf), do the design documents confirm that the required load capacity exists? Or has the load capacity been analytically confirmed and certified by an Alliance-qualified structural engineer?	
Priority Level:	Medium	
Non-Compliance Level:	1	
Description:	The density of operation on the 1st floor exceeds 42 psf (70 psf), but there is no analytical confirmation of strength to show that it can support this load.	
Source of Findings:	Visual Assessment: Visually confirmed.	

Suggested Plan of Action:	Have a qualified structural engineer confirm that the capacity to support the load is available. Load Plans complying with Alliance Standard Part 8 Section 8.20.4.3 should also be developed.	
Suggested Deadline Date:	17 Aug 2014	
Standard:	Alliance Standards Part 8 Section 8.15 Minimum Floor Design Loads	
Structural System Construction		
Question:	Have all areas of needed maintenance, including areas with efflorescence, dampness, standing water on rooftops, and corrosion been addressed.	
Priority Level:	Medium	
Non-Compliance Level:	1	
Description:	Standing water was observed on the roof. There is no maintenance program to address this issue.	
Source of Findings:	Document Review: Documentation reviewed. , Visual Assessment: Visually observed.	
Suggested Plan of Action:	Under guidance from a qualified structural engineer, address all areas of needed maintenance by correcting the identified issues.	
Suggested Deadline Date:	17 Aug 2014	
Standard:	Alliance Standard Part 8 Section 8.26 Durability and Maintenance	
Question:	The exterior façade is free of cracking.	
Priority Level:	Low	
Non-Compliance Level:		
Description:	The exterior façade is free of cracking.	
Source of Findings:	Visual Assessment: Visual inspection shows that there is no cracking in the exterior façade.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Alliance Standard Part 8 Section 8.2	
Question:	Are expansion joints provided at appropriate intervals on the exterior façade?	
Priority Level:	Low	
Non-Compliance Level:		

Description:	There is no expansion joint in the building.	
Source of Findings:	Visual Assessment: Visual assessment shows that there is no expansion joint in the building.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Alliance Standard Part 8 Section 8.2 Structural Integrity of Existing Factory Buildings	
Question:	Is expansion joint material free from cracking and other forms of deterioration?	
Priority Level:	Low	
Non-Compliance Level:		
Description:	There is no expansion joint in the building.	
Source of Findings:	Visual Assessment: There is no expansion joint in the building.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Alliance Standard Part 8 Section 8.26 Durability and Maintenance	
Question:	Is the building free of active signs of water intrusion or ponding due to lack of performance of the façade system?	
Priority Level:	Low	
Non-Compliance Level:		
Description:	There is no sign of water intrusion, ponding or dampness due to lack of performance of the facade.	
Source of Findings:	Visual Assessment: Visual inspection shows that there is no sign of water intrusion, ponding or dampness due to lack of performance of the façade.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Alliance Standard Part 8 Section 8.26 Durability and Maintenance	
Question:	Are the performance of key structural elements such as columns, slender columns, flat plates and transfer structures satisfactory?	

Priority Level:	High	
Non-Compliance Level:		
Description:	The performance of the key structural elements are satisfactory.	
Source of Findings:	Visual Assessment: Visual assessment shows that the performance of the key structural elements are satisfactory.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Alliance Standard Part 8 Section 8.3.3	
Question:	Is the structural system free of settlement cracking, excessive perimeter separations, and unlevel floors attributable to foundation settlements?	
Priority Level:	High	
Non-Compliance Level:		
Description:	The structural system is free of settlement, cracking, excessive perimeter separation etc. which shows no noticeable settlement has occurred.	
Source of Findings:	Visual Assessment: Visual assessment shows that the structural system is free of settlement, cracking, excessive perimeter separation etc. which shows no noticeable settlement has occurred.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Reference Alliance Standards Part 8 Structural Design Section 8.2 Structural Integrity of Existing Factory Buildings	
Question:	Is the structural system free of deflections (sagging), rotations (twisting), perceivable vibrations, or other noticeable movements of the structure?	
Priority Level:	High	
Non-Compliance Level:		
Description:	This structure is free of deflections (sagging), rotations (twisting), perceivable vibrations, or other noticeable movements of the structure.	
Source of Findings:	Visual Assessment: Visual assessments shows this structure is free of deflections (sagging), rotations (twisting), perceivable vibrations, or other noticeable movements of the structure.	
Suggested Plan of Action:		

Suggested Deadline Date:		
Standard:	Reference Alliance Standards Part 8 Structural Design Section 8.2 Structural Integrity of Existing Factory Buildings	
Question:	Is the structural system free of distress, separations, or cracking that indicates lack of performance or overstress of the lateral load-carrying system?	
Priority Level:	High	
Non-Compliance Level:		
Description:	The structural system is free of distress, separations, or cracking that indicates lack of performance or overstress of the lateral load-carrying system.	
Source of Findings:	Visual Assessment: Visual inspection shows that the structural system is free of distress, separations, or cracking that indicates lack of performance or overstress of the lateral load-carrying system.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Alliance Standard Part 8 Section 8.3.3	
Question:	Is the structural system free of distress, settlement, shifting, or cracking in columns or walls?	
Priority Level:	High	
Non-Compliance Level:		
Description:	There is no visible sign of distress or crack that may indicate lack of performance or over-stress of the lateral load-carrying system.	
Source of Findings:	Visual Assessment: Visual inspection shows that there is no visible sign of distress or crack that may indicate lack of performance or over-stress of the lateral load-carrying system.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Alliance Standard Part 8 Section 8.3.3	
Question:	Have any previous repairs to correct structural deficiencies or to reinforce the existing structure been completed?	
Priority Level:		

Non-Compliance Level:		
Description:	No strengthening or retrofitting has been done on the structural members of the building.	
Source of Findings:	Visual Assessment: Visual assessment shows that no strengthening or retrofitting has been done on the structural members of the building.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:		
Question:	Was masonry-chip aggregate concrete (MCAC) used in the construction of the building?	
Priority Level:		
Non-Compliance Level:		
Description:	Only columns are of stone chips and other elements are constructed with MCAC.	
Source of Findings:	Visual Assessment: Visual assessment shows that only columns are of stone chips and other elements are constructed with MCAC.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Reference Alliance Standards Part 7 Building Materials Section 7.2 Masonry-chip aggregate concrete (MCAC)	
Question:	If yes, have the structural members constructed with MCAC been investigated by an appropriate program of in-situ testing and representative destructive testing or core samples?	
Priority Level:	Medium	
Non-Compliance Level:		
Description:	The columns are of stone chips, therefore, destructive testing or core samples is not required.	
Source of Findings:		
Suggested Plan of Action:		
Suggested Deadline Date:		

Standard:	Reference Alliance Standards Part 7 Building Materials Section 7.2 Masonry-chip aggregate concrete (MCAC)	
Question:	Are any structural elements constructed with MCAC exposed to rainfall or other sources of water sealed with a protective coating to prevent water intrusion?	
Priority Level:	Medium	
Non-Compliance Level:	1	
Description:	The roof of the building is made of MCAC, but no protective sealing is available.	
Source of Findings:	Visual Assessment: Visually confirmed.	
Suggested Plan of Action:	Provide a protective coating on the structural elements constructed with MCAC exposed to rainfall or other sources of water. Have the protective coating approved by the Alliance or a qualified structural engineer, or provide a 2% slope on the exposed surface to prevent the accumulation of water.	
Suggested Deadline Date:	17 Aug 2014	
Standard:	Alliance Standards Part 7 Building Materials Section 7.2 Masonry-chip aggregate concrete (MCAC).	
Question:	Are structural steel members free of corrosion, physical damage or other types of deterioration?	
Priority Level:	Medium	
Non-Compliance Level:		
Description:	There is no steel members available in the structure.	
Source of Findings:	Visual Assessment: Visual assessment shows there is no steel members available.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Alliance Standard Part 8 Section 8.26	
Question:	For post-tensioned reinforced concrete systems or elements, cored holes have not compromised the post-tensioned strands.	
Priority Level:	High	
Non-Compliance Level:		
Description:	Post-tensioned reinforced concrete systems or elements are not used in the building.	

Source of Findings:	Document Review: Document review confirms that post-tensioned reinforced concrete systems or elements are not used in the building.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Not Applicable	
Question:	Is the structure free from any major/progressive distress?	
Priority Level:	High	
Non-Compliance Level:	1	
Description:	Noticeable cracks have been observed on the ceiling of the 1st floor at the paper storage room.	
Source of Findings:	Visual Assessment: Visually confirmed.	
Suggested Plan of Action:	Engage a qualified structural engineer to confirm the causes of such distress and suggest appropriate remedial measures.	
Suggested Deadline Date:	17 Aug 2014	
Standard:	Alliance Standards Part 8 Section 8.3.3	
Question:	Are all non-structural elements suspended from, attached to, or resting atop the structure adequately anchored and braced to resist earthquake forces?	
Priority Level:	Medium	
Non-Compliance Level:	1	
Description:	At the ink and paper storage room, there are racks which are not braced for earthquake forces. There are 5 plastic water tanks of considerable height which are not braced or anchored properly.	
Source of Findings:	Visual Assessment: Visually confirmed.	
Suggested Plan of Action:	Adequately anchor and brace all non-structural elements to resist earthquake forces to comply with the BNBC and Alliance Standard.	
Suggested Deadline Date:	17 Aug 2014	
Standard:	Alliance Standards Part 8 Section 8.18 Seismic Bracing of Key Non-Structural Elements and 2006 BNBC Part 6	
Question:	If the building is currently being renovated or expanded, are the Construction Practices and Safety requirements of Section 9 being followed?	

Priority Level:	Medium
Non-Compliance Level:	2
Description:	1) Three story production Building-01 (Young labels ltd): Construction work started in 2005 and Finishing work of 3rd story is going on, 2) Three story production building-02 (Young socks ltd.): Construction work started in 2005 and Finishing work of 3rd story is going on. During renovation construction practices and safety requirements of Section 9 are not followed. Such as: workers did not wear safety equipment.
Source of Findings:	Visual Assessment: Visually confirmed
Suggested Plan of Action:	Follow the construction and safety requirements of section 9.
Suggested Deadline Date:	01 Dec 2014
Standard:	Alliance Standard Part 9 Construction Practices and Safety.

Structural Safety Programs

Question:	Have Load Plans been prepared for each floor documenting the actual maximum operational loading that is intended and/or allowable on each floor.
Priority Level:	Low
Non-Compliance Level:	3
Description:	There is no Load Plan available showing the actual maximum operational loading that is allowable.
Source of Findings:	Document Review: Documentation reviewed.
Suggested Plan of Action:	Have a qualified structural engineer develop Floor Loading Plans per the requirements of Part 8 Section 8.20.5.3.
Suggested Deadline Date:	17 Aug 2014
Standard:	Alliance Standard Part 8 Section 8.10 Floor Loading Plans (Load Plans)
Question:	Are Floor Load Plans posted as required?
Priority Level:	Low
Non-Compliance Level:	3
Description:	Floor Load Plans are not posted as required.
Source of Findings:	Visual Assessment: Visually confirmed.
Suggested Plan of Action:	Have a qualified structural engineer prepare load plans including the information required in Section 8.20 of the Alliance Standard.

Suggested Deadline Date:	17 Aug 2014	
Standard:	Alliance Standard Part 8 Section 8.20.5.3	
Question:	Are floor loads in compliance with posted plans?	
Priority Level:	Medium	
Non-Compliance Level:		
Description:	There is no floor load plan available to compare with actual floor loading.	
Source of Findings:	Document Review: Documentation reviewed., Visual Assessment: Floor load plans are not posted.	
Suggested Plan of Action:		
Suggested Deadline Date:		
Standard:	Alliance Standard Part 8 Section 8.10 Floor Loading Plans (Load Plans).	
Question:	Are areas used for storage of work materials and work products, clearly marked to indicate the acceptable loading limits as described in the Load Plan for that floor?	
Priority Level:	Low	
Non-Compliance Level:	3	
Description:	There is no load plan. Also, there are no markings on the floor to designate spaces and height for the storage of work materials.	
Source of Findings:	Visual Assessment: Visually confirmed.	
Suggested Plan of Action:	Have a qualified structural engineer prepare a load plan for each floor and have the floors marked for designating storage areas as per the developed load plan.	
Suggested Deadline Date:	17 Aug 2014	
Standard:	Alliance Standard Part 8 Section 8.11 Floor Load Markings	
Question:	Is a program in place to ensure that the live loads for which a floor or roof is or has been designed will not be exceeded?	
Priority Level:	Medium	
Non-Compliance Level:	3	
Description:	There is no program that will ensure that the designated load on each floor will not be exceeded.	

Source of Findings:	Document Review: Documentation reviewed.	
Suggested Plan of Action:	Develop a program to ensure that all live loads for which a floor or roof has been designed will not be exceeded. The designated Load Manager shall oversee this program and ensure it is enforced.	
Suggested Deadline Date:	17 Aug 2014	
Standard:	Alliance Standard Part 13 Section 13.7 and Part 8 Section 8.9.	
Question:	Is a designated representative (Factory Load Manager), who is onsite full time, trained regarding the structural floor capacity, and serves as an ongoing vendor resource and monitor of operational factory floor loadings?	
Priority Level:	Low	
Non-Compliance Level:	3	
Description:	There is no designated representative (Factory Load Manager) who is onsite full time, trained regarding the structural floor capacity, and serves as an ongoing vendor resource and monitor of operational factory floor loadings.	
Source of Findings:	Document Review: Documentation reviewed.	
Suggested Plan of Action:	Designate a representative as the Factory Load Manager. The Factory Owner shall ensure that at least one individual, the Factory Load Manager, who is located onsite full time at the factory and is trained in calculating operational load characteristics of the specific factory. The Factory Load Manager shall serve as an ongoing resource to RMG vendors and be responsible for ensuring that the factory operational loads do not at any time exceed the factory floor loading limits as described on the Floor Loading Plans.	
Suggested Deadline Date:	17 Aug 2014	
Standard:	Alliance Standards Part 8 Section 8.9 Factory Load Manager	
Question:	For post-tensioned reinforced concrete systems or elements, is a program in place to ensure post-tensioned strands are located before core drilling begins?	
Priority Level:	Medium	
Non-Compliance Level:		
Description:	Post-tensioned reinforced concrete systems or elements are not used in the building.	
Source of Findings:	Document Review: Document review confirms that post-tensioned reinforced concrete systems or elements are not used in the building.	
Suggested Plan of Action:		
Suggested Deadline Date:		

Standard:	Alliance Standard Part 8 Section 8.26 Durability and Maintenance	