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Identified Priority 2 Concerns



1st Priority 2 Concern

Movement joint to be repaired to prevent loose material from falling on workers.

The cantilevered section of the slab at the joint must be verified in a Detailed Engineering Assessment.





2nd Priority 2 Concern

Staircase's roof at Front building, made of corrugated steel sheet decking and wood in an improvised manner. This roof must be checked by engineer. No apparent tie-downs were seen to prevent roof from flying off in high wind.





3rd Priority 2 Concern

Bridge between front and back buildings, made of structural steel and wood decking. must be checked by an engineer.

At one end (left on the photo), there seems to be a good eccentricity between the anchor bolts and the loading

We require that the detailing at both ends be verified in a Detailed Engineering Assessment



4th Priority 2 Concern

No loading plan in place on the upper floors to insure full compliance with specified design loads. Applicable to back and front buildings.



No loading plan in place

Identified Priority 3 Concerns



1st Priority 3 Concern

No waterproofing membrane was visible on the roof of the back and front buildings. This means that any cracks in the surface finishes on the roof will allow water to seep into the concrete slab and cause long-term soaking of the slab and possibly cause damage to the concrete and the reinforcement.



Roofs floors do not appear to have any waterproof membrane to protect lower floors from water ingress.

Priority Actions

Problems Observed Summary

ITEM 1: (Priority 2) Cantilevered slab sections at movement joint to be evaluated for capacity.

ITEM 2: (Priority 2) Staircase's roof at front building.

ITEM 3: (Priority 2) Engineering assessment of structural bridge between front and back buildings.

ITEM 4: (Priority 2) No loading plan

ITEM 5: (Priority 3) Roof appears not to have any waterproofing system applied.

Item 1 and Actions

Cantilevered slab sections at movement joint to be evaluated for capacity

Priority 1 (Immediate – Now)

- Loose material at movement joint to be repaired.

Priority 2 (within 6 – weeks)

- Engineer to produce a Detailed Engineering Assessment with regard to the cantilever capacity, see attached scope.

Priority 3 (within 6-months)

- None

Item 2 and actions

Staircase's roof at front building.

Priority 1 (Immediate – Now)

- None

Priority 2 (within 6 – weeks)

- Include in Detailed Engineering Assessment of Factory, see attached scope.

Priority 3 (within 6-months)

- None

Item 3 and actions

Bridge between front and back buildings.

Priority 1 (Immediate – Now)

- None

Priority 2 (within 6 – weeks)

- Include steel and anchor bolt design in Detailed Engineering Assessment of Factory, see attached scope.

Priority 3 (within 6-months)

- None

Item 4 and actions

No loading plan in place

Priority 1 (Immediate – Now)

- None

Priority 2 (within 6 – weeks)

- Factory Engineer to produce and actively monitor a loading plan for all floor plates within the factory complex, with consideration given to slab, column and foundation capacities.

Priority 3 (within 6-months)

- None

Item 5 and actions

Roof appears not to have any waterproofing system applied.

Priority 1 (Immediate – Now)

- None.

Priority 2 (within 6 – weeks)

- None.

Priority 3 (within 6-months)

- Apply a new waterproofing membrane.