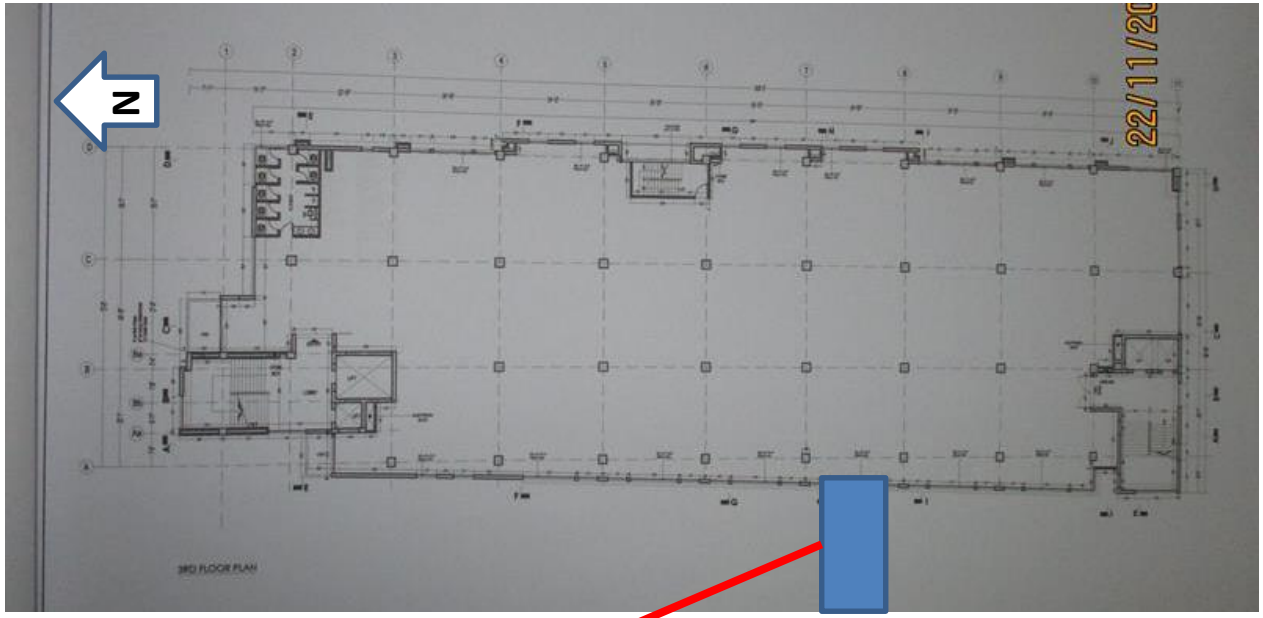
Textown Limited (New Building)

Dewan Idris road, Bara Rangamatia, Ashulia
(23.9121N, 90.30145E)
22th November 2016

ACCORD
on Fire and Building Safety in Bangladesh

Observations

Beam Adequacy check for additional link bridge



Two adjacent buildings are connected by a link bridge. Link bridge rest on floor beam, which may not be adequate to carry the load from the link bridge. Building Engineer is required to carry out adequacy check of the beam.

Connection of link bridge

Beam Adequacy check for additional link bridge

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Existence of holes in beams

Presence of 100 mm dia. holes on most of the beams of building, which may reduce the moment and shear capacity of the beams. The Building Engineer is required to review the beam capacity.

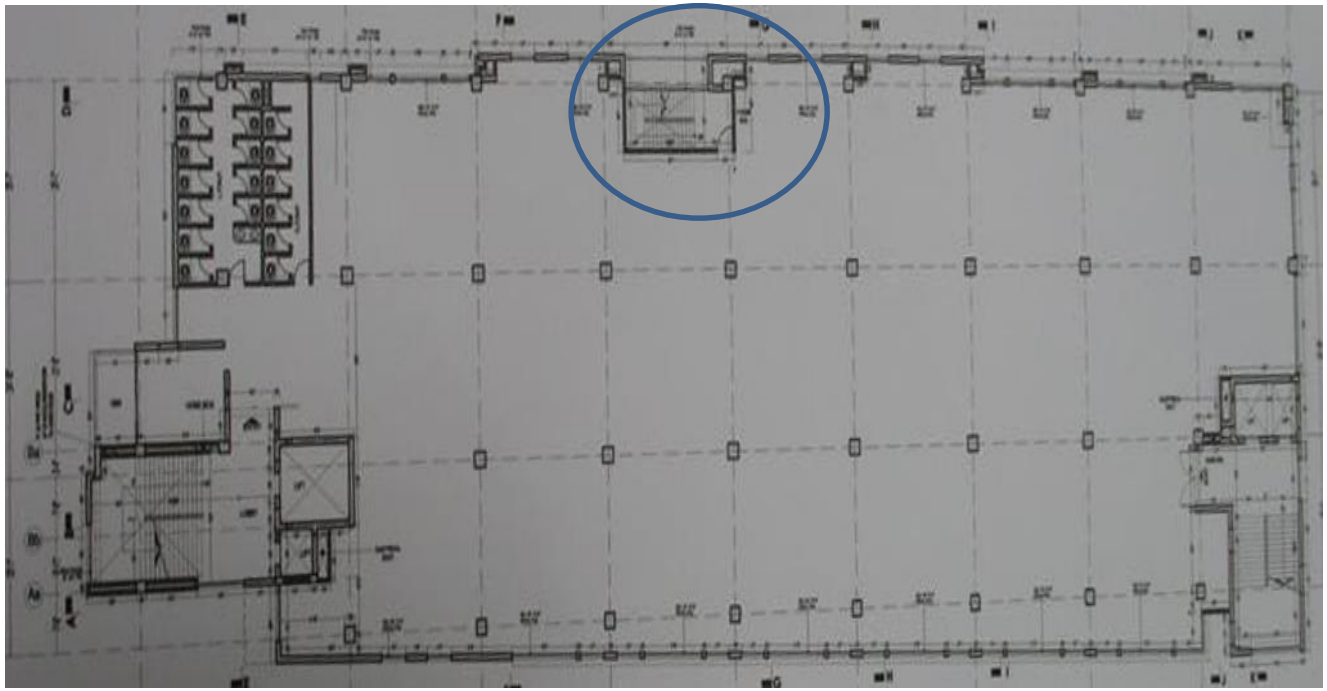
Existence of holes in beams

Existence of unstable walkway at east part of the building

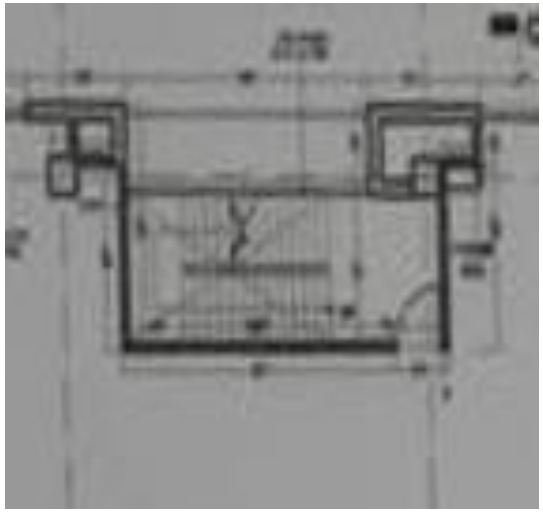
An unstable steel walkway at east part of the building was observed. Building engineer is required to carry out assessment and suggest suitable remedial measure.

Existence of unstable walkway at east part of the building

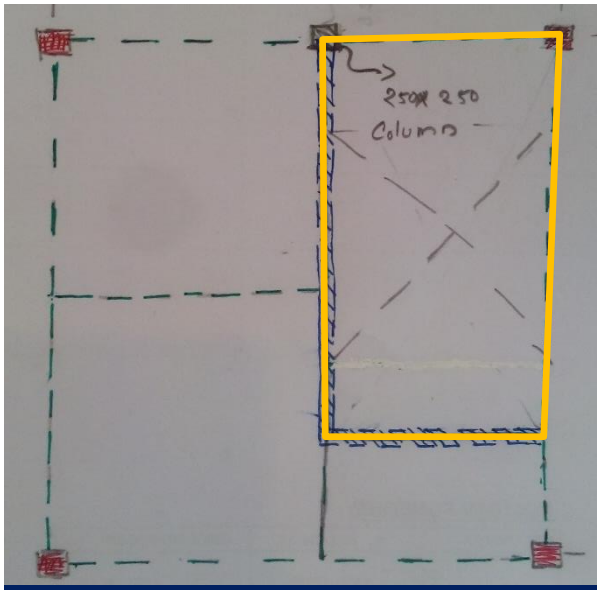
Inconsistency between drawings and on site observation



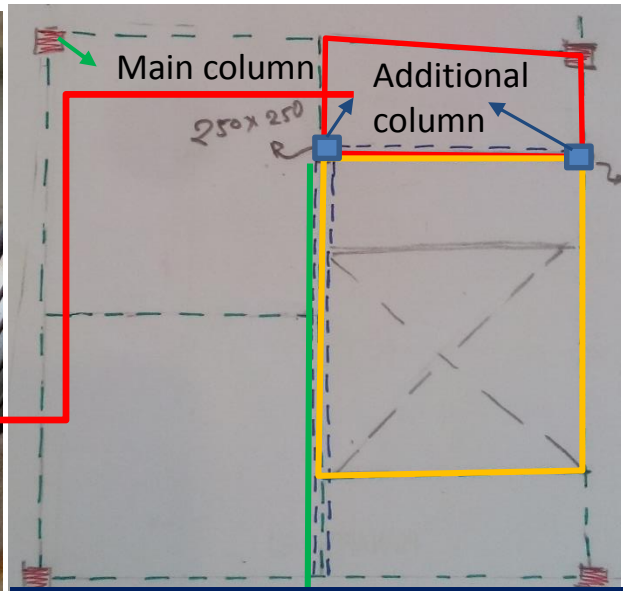
Additional Column of 250x250 mm at east side stair was observed which did not continue throughout the structure. Building engineer is required to check the load path of the additional column and adequacy of the support. Also update the drawings.



Inconsistency between drawings and on site observation

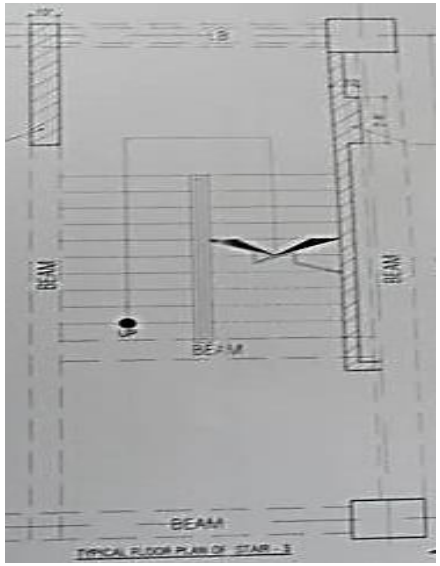


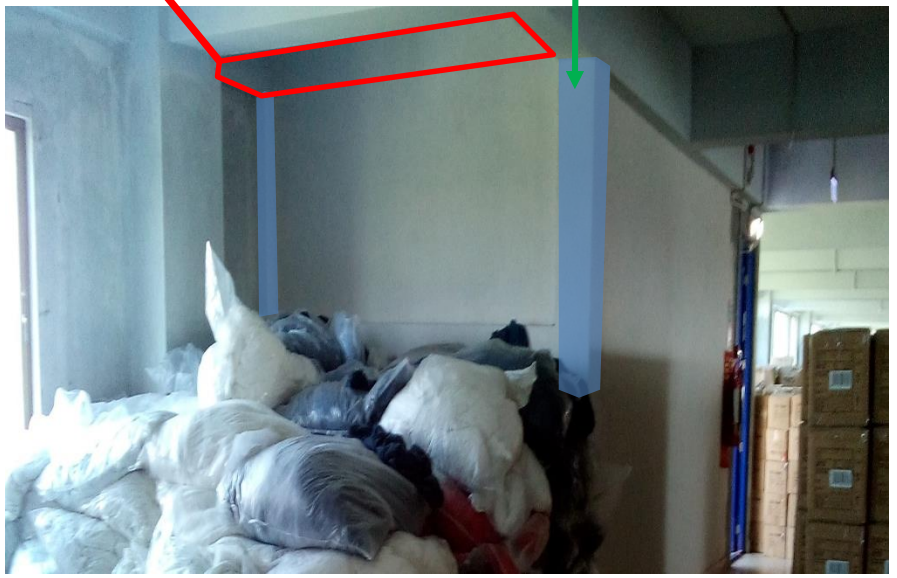
3rd Stair location from 1st to 3rd floor



3rd Stair location from 4th to top floor

3rd stair is sifted approximately by 4ft from the location shown in structural drawings and the stair beam is found as supported by 2 additional columns which rested on beams.





Inconsistency between drawings and on site observation

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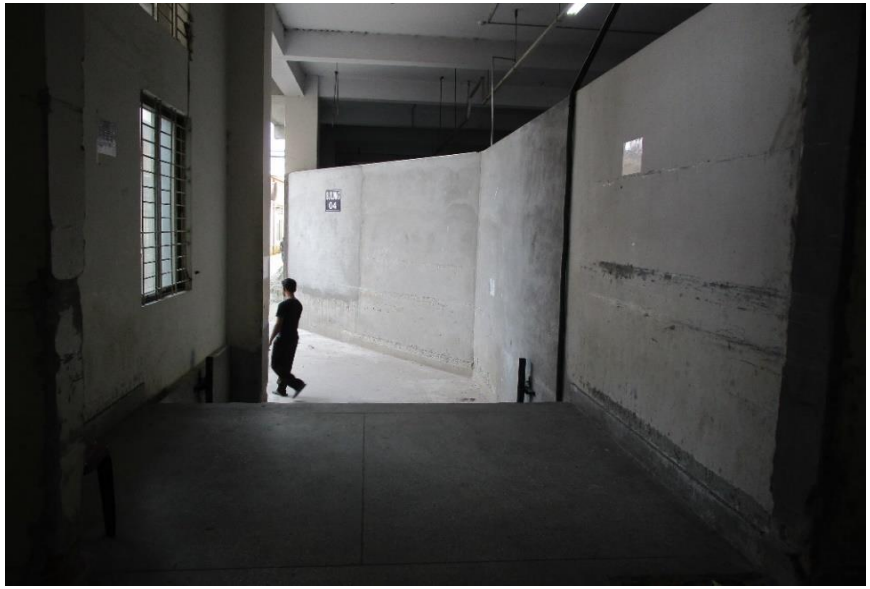
Lack of protection around lift core



Lack of edge protection around the lift core near stair areas.

Lack of protection on around lift core

Future Extension to be carried out

If any extension is to be carried out, building engineer is required to carry out a Detail Engineering Assessment considering BNBC-2006 provision.

Future Extension to be carried out

Problems Observed

1: Beam Adequacy check for additional link bridge.

2: Existence of holes in beams.

3: Existence of unstable walkway at east part of the building.

4: Inconsistency between drawings and on site observation.

5: Lack of protection around lift core.

6: Future Extension to be carried out.

Item No.	Observation	Recommended Action Plan	Recommended Timeline
1	Beam Adequacy check for additional link bridge	Building Engineer is required to carry out adequacy check of link bridge supported beam.	**6-weeks**
2	Beam Adequacy check for additional link bridge	Carry out remedial works arise from design review(if requires)	**6-months**
3	Existence of holes in beams	Building Engineer is required to carry out survey to identify locations where structural capacity of reinforced concrete beams has been reduced by penetrations.	**6-weeks**
4	Existence of holes in beams	Building Engineer is required to carry out design calculations to verify the adequacy of the structure and to prepare a schedule of remedial works to reinstate the areas affected by the hydrant installation.	**6-months**
5	Existence of unstable walkway at east part of the building	Building engineer is required to check the adequacy of the steel pathway for maintenance work.	**6-weeks**
6	Existence of unstable walkway at east part of the building	Carry out remedial works arise from assessment if any	**6-months**

Item No.	Observation	Recommended Action Plan	Recommended Timeline
7	Inconsistency between drawings and on site observation	Engage a Building Engineer to survey the structure and update a full set of “as-constructed” drawings.	**6-weeks**
8	Lack of protection around lift core	Provide protection to ensure safe working passage.	**Immediate - Now**
9	Future Extension to be carried out	If any extension to be carried out. Building engineer requires to conduct Detail Engineering Assessment (DEA) considering BNBC-2006 provision.	**6-weeks**