



Caesar Apparels Ltd-New

Yakub Synthetic Building, PBA Road, Moijjartak, Shikalbaha,

Upzilla: Patiya, Thana: Karnaphuly, District: Chittagong

(22.316246N,91.855795E)

18th December 2016

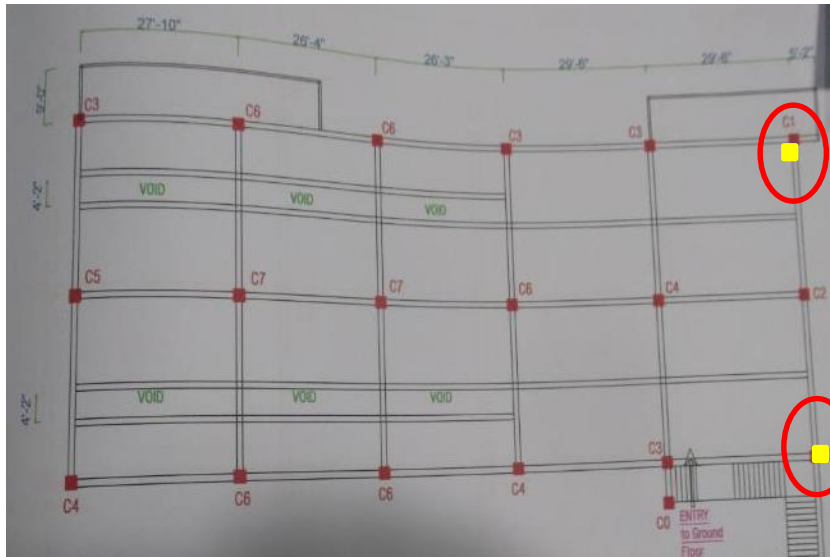


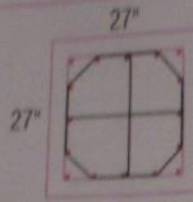
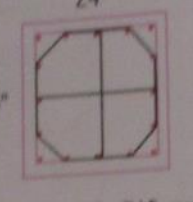


Observations



Inconsistency between Structural Drawing and As – Built Condition



COLUMN INDEX	COLUMN DIMENSIONS	
	UP TO G.B.L.	G.B.L. TO 2ND. FLOOR
C1 (24"x24")	 27" Main bars: 16 - Ø16 mm	 24" Main bars: 16 - Ø16 mm

During inspection, The highlighted columns(C1) were found under-sized compared to As- Built drawing. In drawings the size of the column is mentioned (24inX24in), but we found (23inX15in)

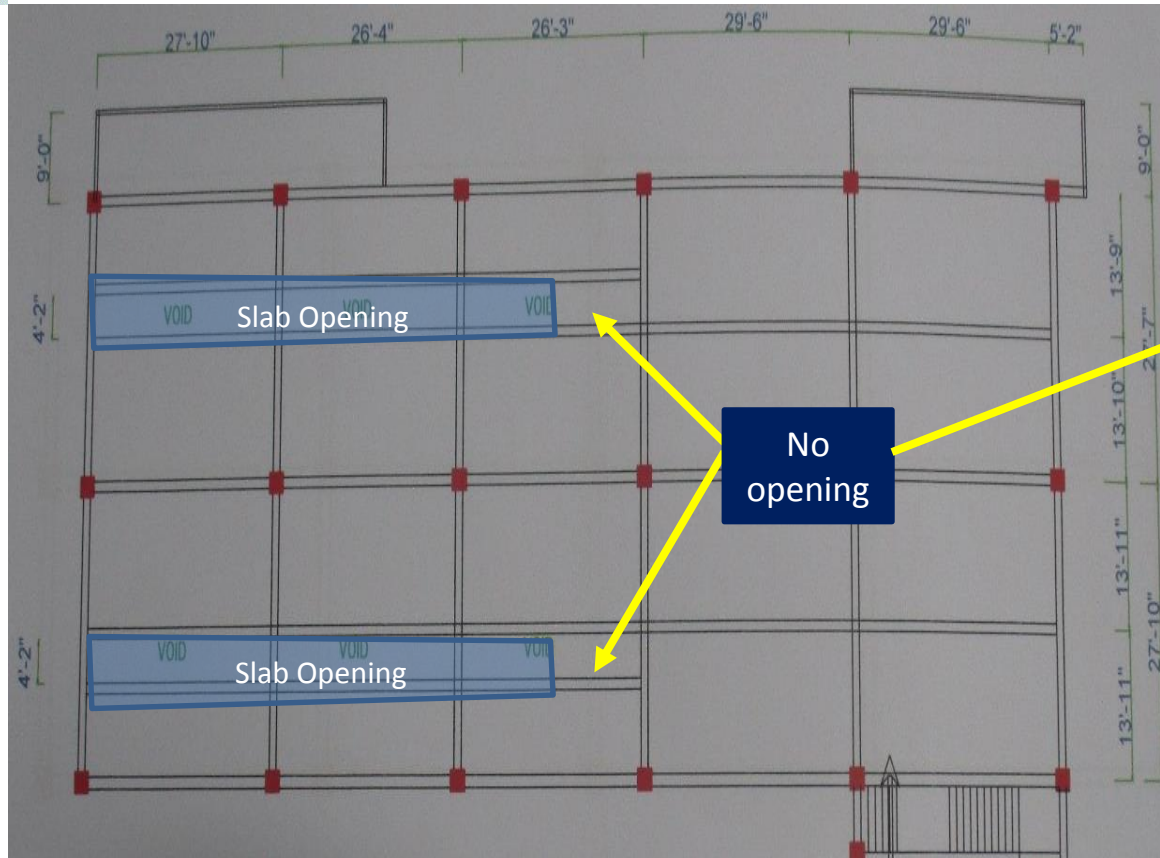


Long Face(C1 column)(23 inch)



Short Face (C1 column)(15 inch)

Observation: Inconsistency between Structural Drawing and As – Built Condition



As per as-built drawing ,The slab opening was mentioned on 3 bays but during inspection, no opening was found on the highlighted areas.

Observation: Inconsistency between Structural Drawing and As – Built Condition



Bamboo ladder was observed to go upstairs

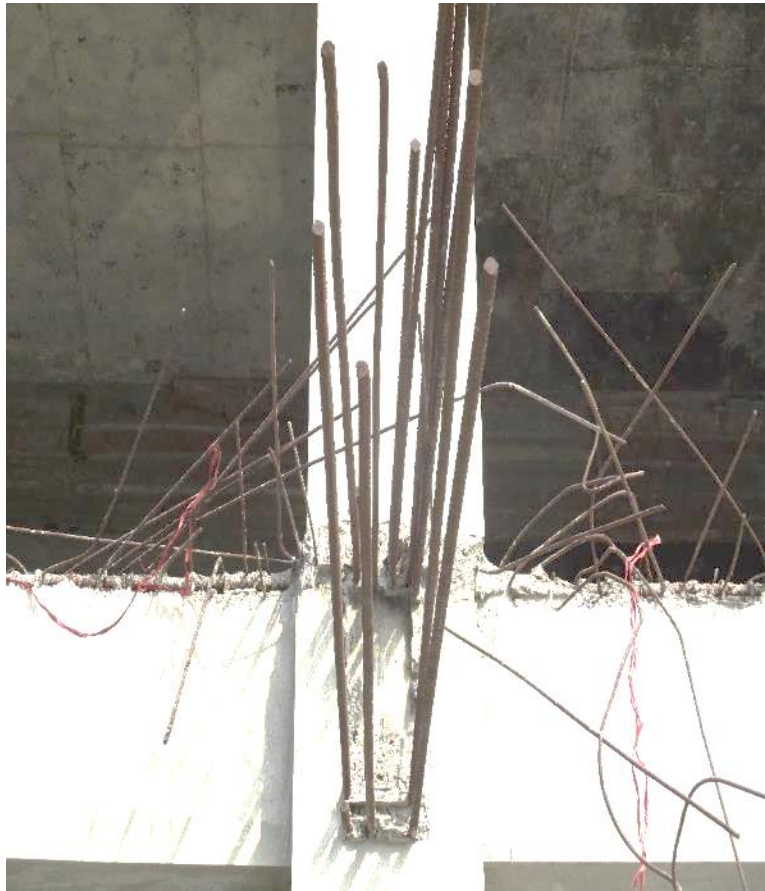


During inspection, Bamboo ladder was observed to go upstairs. Although, upper floors were found unoccupied during inspection. Factory Engineer is required to ensure that properly constructed stair is installed before they are being used.

Observation: Bamboo ladder was observed to go upstairs



Exposed rebar was observed



During inspection, Rebar was found exposed on different places including roof.

Observation: Exposed rebar was observed



Future Vertical Extension



As factory has a permit drawing of 3-storied building. So, No further extension is allowed. If factory goes further extension, they must carry out a Detail engineering assessment as per BNBC provision.

Observation: Future Vertical Extension



Problems Observed

Main Factory Building

Item 1: Inconsistency between Structural Drawing and As – Built Condition

Item 2: Bamboo ladder was observed to go upstairs

Item 3: Exposed rebar was observed

Item 4: Future Vertical Extension



Priority Actions



Item No.	Observation	Recommended Action Plan	Recommended Timeline
1	Inconsistency between Structural Drawing and As-Built Condition	Factory engineer to check, collect information and produce accurate and complete as-built documentation	6-weeks
2	Bamboo ladder was observed to go upstairs	Factory engineer to design and construct proper stair/stairs before occupying upper floors giving consideration to floor capacity and column capacity.	6-weeks
3	Bamboo ladder was observed to go upstairs	Construction of stairs to be completed	6-months
4	Exposed rebar was observed	All exposed rebar is to be protected from corrosion which may cause degradation of the concrete.	6-weeks
5	Future Vertical Extension	For future vertical extension, Building Engineer is required to analyze the structure following BNBC requirements.	6-weeks
6	Future Vertical Extension	Implement strengthening or repairing works if required.	6-months