



Oxford Shirts Ltd.

Pretty Square, South Salna, Salna, Gazipur
(24.035049N,90.388135E)
2nd March 2017





Observations



Insufficient As-built drawings

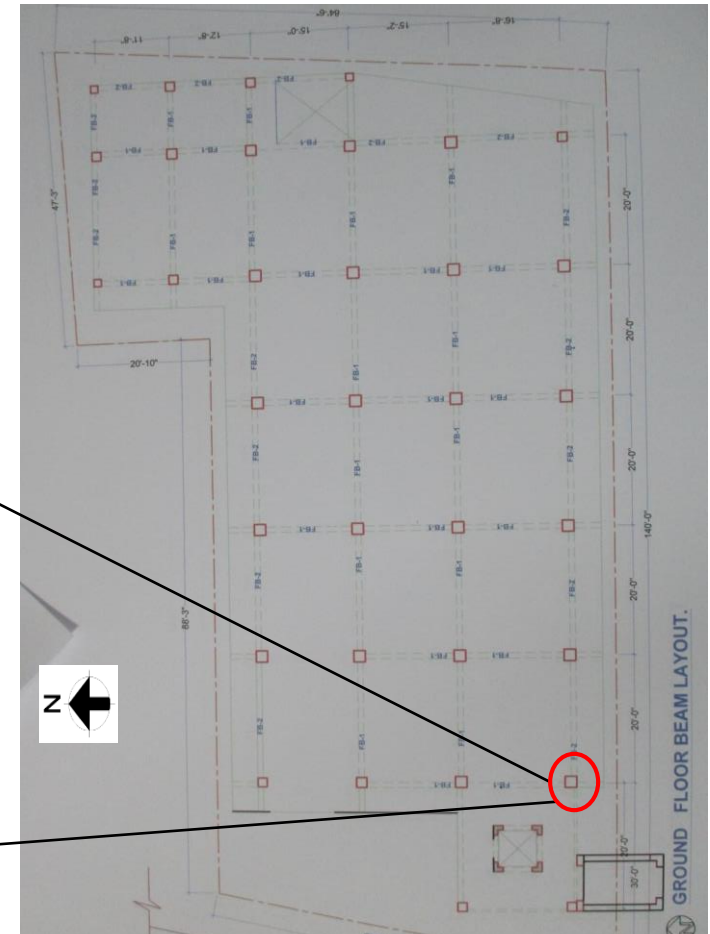
Observations



Additional RC column with 12 number of rebar



Exposed rebar of the Additional column



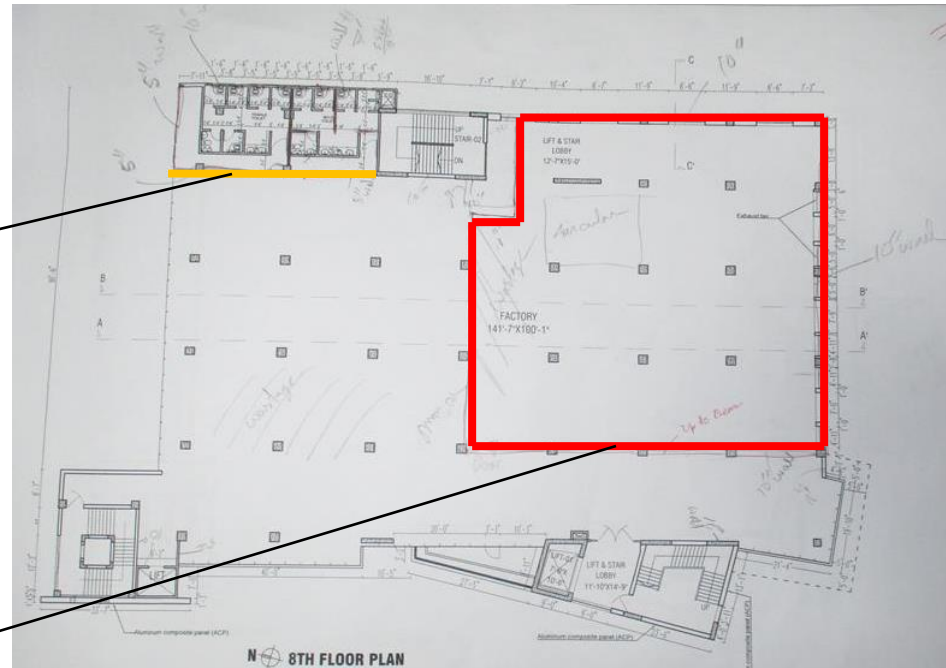
Column Layout

Additional 300 x 525 mm RC column with 12 number of rebar was observed adjacent to the column C1 near west side stair zone of the main (part-1) building

Observations



Internal 5" brick walls not shown in as-built drawings



8th Floor Plan



Internal 10" full height brick walls not shown in as-built drawings.

As-built architectural drawings for the internal partition wall does not match with as-built conditions. Building engineer to survey the structure and update the as-built (architectural & structural) drawings for all buildings based on actual scenario.

Observations



Absence of water proofing membrane on roof

Observations



Water ponding observed on roof and there was no water proofing layer to resist the water ingress into the slab.

Observations



Falling hazard

Observations



There are no edge protection around the floors which may causes falling hazard.

Observations



Possibility of future extension

Observations



The exposed rebar indicate that the factory have an intension for future extension. Incase of any type of horizontal and vertical extension Detail Engineering Assessment (DEA) to be carried out following BNBC provision.



Observations



Priority Actions



Problems Observed

- 1: Insufficient As-built drawings
- 2: Absence of water proofing membrane on roof
- 3: Falling hazard
- 4: Possibility of future extension



Item No.	Observation	Recommended Action Plan	Recommended Timeline
1	Insufficient As-built drawings	Engage a Building Engineer to survey the structure and update a full set of “as-constructed” drawings for all buildings	6-weeks
2	Absence of water proofing membrane on roof	Develop proper drainage system and apply water proofing membrane on roof to resist water ingress into the slab.	6-months
3	Falling hazard	Provide edge protection/barrier around the open floors to protect falling hazard from the building.	Immediate - Now
4	Extension to be carried out	Incase of any type of horizontal and vertical extension Detail Engineering Assessment (DEA) to be carried out following BNBC provision.	6-months