

Date

25-Jan-2017

STRUCTURAL & BUILDING SAFETY

Bangladesh Accord Remediation Summary of Actions Required

Factory Name & Address	Comptex Textiles Ltd, Vulta, Rupgonj, Narayanganj, Dhaka
Date of Inspection by Accord	17-May-2014
Accord Rating	
Finance Plan Agreed	Yes

Item No	Accord Inspection Observation	Accord Action Plan	Final Action Plan	Final Timeline	Comments from Accord	Accord Timeline	Progress Status
1	Columns appear to be stressed a high level and require immediate review	Building Engineer to review design, loads and column stresses in all columns in building 3.	Completed	30/04/2016	ON 20-March-2016: This issue requires to cover in DEA. Factory has submitted revised DEA on 06-Mar-2016 which	Priority 1 (Immediate - Now)	Corrected
2	Columns appear to be stressed a high level and require immediate review	Verify insitu concrete strength either by 100mm diameter cores or existing cylinder strength data for cores from 4 columns. Verify grade of steel reinforcement used.	Completed	30/07/2015	ON 20-March-2016: Concrete cores have been taken and core tests have done. Original core test reports and rehab	Priority 1 (Immediate - Now)	Corrected
3	Columns appear to be stressed a high level and require immediate review	A Detail Engineering Assessment of Building 3 to be commenced, see attached scope.	Completed	30/04/2016	ON 20-March-2016: Factory has submitted revised DEA on 06-Mar-2016 which now under review. Previous time line	Priority 1 (Immediate - Now)	Corrected
4	Columns appear to be stressed a high level and require immediate review	Detail engineering assessment for building 3 to be completed.	Completed	30/04/2016	ON 20-March-2016: Factory has submitted revised DEA on 06-Mar-2016 which now under review. Previous time line	Priority 2 (Within 6-weeks)	Corrected

5	Columns appear to be stressed a high level and require immediate review	Produce and actively manage a loading plan for all floor plates within the factory giving consideration to floor capacity and column capacity.	Completed	30/04/2016	ON 20-March-2016:Factory has posted loading plans on floors and marked loading limit heights and	Priority 2 (Within 6-weeks)	Corrected
6	Columns appear to be stressed a high level and require immediate review	Continue to implement load plan	Completed	30/04/2016	ON 20-March-2016:Factory has posted loading plans on floors and marked loading limit heights and	Priority 3 (Within 6-months)	Corrected
7	Cracking on soffit of ground floor slab	Sections of plaster finish to slab soffit to be removed to investigate if cracks penetrate the building structure.	Completed	30/04/2016	ON 20-March-2016:Issue requires to cover in DEA. Factory has completed a report regarding this issue along	Priority 1 (Immediate - Now)	Corrected
8	Cracking on soffit of ground floor slab	Building engineer to obtain loading from equipment on ground floor and verify the adequacy of the floor slab structure.	Completed	30/04/2016	ON 20-March-2016: Issue requires to cover in DEA. Factory has completed a report regarding this issue along	Priority 2 (Within 6-weeks)	Corrected
9	Cracking on soffit of ground floor slab	If required, relocate equipment and carry out remedial works to repair cracks on slab soffit.	Completed	30/04/2016	ON 20-March-2016: Issue requires to cover in DEA. Factory has completed a report regarding this issue along	Priority 2 (Within 6-weeks)	Corrected
10	Cracking on soffit of 3rd floor slab	Sections of plaster finish to soffit of 3rd floor slab to be removed to investigate if cracks penetrate the building structure	Completed	30/04/2016	ON 20-March-2016: Issue requires to cover in DEA. Factory has completed a report regarding this issue along	Priority 2 (Within 6-weeks)	Corrected

11	Cracking on soffit of 3rd floor slab	Building engineer to carry out design check on slab to confirm that these cracks are non- structural.	Completed	30/04/2016	ON 20-March-2016:Issue requires to cover in DEA. Factory has completed a report regarding this issue along	Priority 3 (Within 6-months)	Corrected
12	Cracked plasterwork at building movement joint	Buidling engineer to inspect internal line of building movement joint and prepare a schedule of areas where making good works are required to ensure that there is no risk of falling plasterwork.	Done	30/07/2015	ON 20-March-2016:Crack in plaster work at building movement joints were observed. Factory require to	Priority 3 (Within 6-months)	Corrected
13	Cracked plasterwork at building movement joint	Carry out making good works per building engineers schedule.	Done	30/07/2015	ON 20-March-2016:Crack in plaster work at building movement joints were observed. Factory require to	Priority 3 (Within 6-months)	Corrected
14	Columns, within the basement, appear to be stressed in excess of normal design limits	Building engineer to review design, loads and column stresses in area identified above.	Retrofitting work is going on. ACCORD has given completion timeline on 30th December 2016	30/07/2016	ON 20-March-2016:Factory has submitted revised DEA on 06-Mar-2016 which now under review. Previous time line	Priority 2 (Within 6-weeks)	Corrected
15	Columns, within the basement, appear to be stressed in excess of normal design limits	Verify insitu concrete strengths (Using min. 4 no. 100mm dia.Cores) and existing reinforcement for all columns.	Completed	15/02/2016	ON 20-March-2016:Concrete cores have been taken and core tests have done. Original core test reports and rubber	Priority 2 (Within 6-weeks)	Corrected
16	Columns, within the basement, appear to be stressed in excess of normal design limits	Produce and actively manage a loading plan for all floor plates within the factory giving consederation to floor capacity and column capacity.	Completed	30/04/2016	ON 20-March-2016:Factory has posted loading plans on floors and marked loading limit heights and	Priority 2 (Within 6-weeks)	Corrected

17	Columns, within the basement, appear to be stressed in excess of normal design limits	continue to implement load management plan	Completed	30/04/2016	ON 20-March-2016:Factory has posted loading plans on floors and marked loading limit heights and	Priority 3 (Within 6-months)	Corrected
18	Management of floor loads	Produce and actively manage a loading plan for all floor plates of the factory giving consideration to floor capacity and column capacity.	Completed	30/04/2016	ON 20-March-2016:Factory has posted loading plans on floors and marked loading limit heights and	Priority 2 (Within 6-weeks)	Corrected
19	Management of floor loads	continue to implement load plan	Completed	30/04/2016	ON 20-March-2016:Factory has posted loading plans on floors and marked loading limit heights and	Priority 3 (Within 6-months)	Corrected
20	Damaged bracing and corrosion of structural steel sections	Building engineer to survey building bracing for completeness and to identify areas of corrosion of the steel frame.	Work Completed	15/02/2016	ON 20-March-2016:Repair works have done on damaged bracing and paint have been applied on the corroded	Priority 2 (Within 6-weeks)	Corrected
21	Damaged bracing and corrosion of structural steel sections	Building engineer to issue a schedule of remedial works for bracing reinstatement and corrosion protection.	Work Completed	30/07/2015	ON 20-March-2016:Repair works have done on damaged bracing and paint have been applied on the corroded	Priority 2 (Within 6-weeks)	Corrected
22	Damaged bracing and corrosion of structural steel sections	Remedial works to be carried out	Work Completed	30/07/2015	ON 20-March-2016: Repair works have done on damaged bracing and paint have been applied on the corroded	Priority 3 (Within 6-months)	Corrected

23	Missing flange restraints to roof steel rafters	The design of the steel roof should be checked by the building engineer- specifically the provision of compression flange restraints should be reviewed as they are not all provided in matching locations on each rafter as would be expected		30/04/2016	ON 20-March-2016:Missing flange bracings have installed. Design and adequacy check of steel roof requires	Priority 3 (Within 6-months)	In Progress
24	Missing flange restraints to roof steel rafters	Missing flange restraints to be reinstated		30/04/2016	ON 20-March-2016:Missing flange bracings have installed. Design and adequacy check of steel roof requires	Priority 3 (Within 6-months)	In Progress
25	Defective handrail to stairs	Building engineer to inspect stairs handrail and issue schedule of works required		30/04/2016	ON 20-March-2016:Repair works on defective handrail to stair have not done properly.Connecti	Priority 2 (Within 6-weeks)	In Progress
26	Defective handrail to stairs	Remedial works to be carried out		30/04/2016	ON 20-March-2016:Repair works on defective handrail to stair have not done properly.Connecti	Priority 2 (Within 6-weeks)	In Progress
27	Basement columns do not correspond with structural drawing	Building engineer to survey as constructed buidling-in particular columns within the basement. Updated drawings to be prepared showing the as constructed layout.	Completed	30/04/2016	ON 20-March-2016:This issue requires to cover in DEA. Factory has submitted revised DEA on 06-Mar-2016 which	Priority 2 (Within 6-weeks)	Corrected
28	Basement columns do not correspond with structural drawing	Prepare calculations showing the structural adequacy of the building columns and equipment support columns taking into account the factory design imposed loading and the as built structure.	Completed	30/04/2016	ON 20-March-2016:This issue requires to cover in DEA. Factory has submitted revised DEA on 06-Mar-2016 which is	Priority 3 (Within 6-months)	Corrected

29	Any proposed additions to the existing building structure, including addition of a 5th storey, should be reviewed by the building engineer	If any additions to the building structure are proposed, the building engineer shall provide calculations showing the structural adequacy of all columns taking into account any additions to the existing structure, the loading plans and as built structure	No further vertical or horizontal extension of the building to be carried out.	30/07/2015	ON 20-March-2016:Factory have committed for no further vertical or horizontal extension of the building. DEA have	Priority 3 (Within 6-months)	Corrected
30	Structural drawings for roof steelwork (New factory), superstructure building frame (Old factory) and dyeing unit to be collated and verified	Building engineer to verify completeness of structural design drawings for the areas highlighted above. Full set of design drawings to be collated for each of these areas.		30/07/2016	ON 20-March-2016:Factory has submitted revised DEA on 06-March-2016 which is now under review. Previous time line	Priority 3 (Within 6-months)	In Progress
31	New Finding: Mismatch found on the bracing location on top floor shed of B3	Building Engineer to revise the As built drawing and analysis model as per actual condition		23/02/2017	ON 12-January-2017: During inspection, Horizontal Bracing location on top floor shed did not match with actual	(within 6 – weeks)	In Progress