

Case Study

BUILDING SURVEYING DISCIPLINE:

Defect Diagnosis

PROJECT:

Wines and Spirits Bonded Warehouse, Irlam

CLIENT INSTRUCTION:

Following the partial collapse of the warehouse roof due to fork lift truck impact on a cast iron column, the HSE inspected and issued an Improvement Notice on our Client.

In response to the HSE notice, we were engaged to inspect and assess the existing cast iron columns throughout the building, in respect of fork lift truck activity within the warehouse.

Our appointment followed our initial response to the collapse and partial demolition work.

PROPERTY DESCRIPTION:

The buildings comprised various connected single storey warehouses of northlight roof construction, comprising glazed and slated roofs supported on cast iron columns at close centres.

The buildings were in heavy use for bottling, storage and distribution of wines and spirits.

OUR ROLE:

The survey inspection was required to meet HSE demands and time scales and to satisfy the onerous requirements of the relevant British Standard.



With the form of building construction, it proved difficult to satisfy the BS requirements with a practical solution. We argued that provision of protection to the cast iron columns would act to replace the columns in the event of impact – an approach which proved acceptable to HSE.

KEY POINTS:

- Structure known to be vulnerable, particularly given the warehouse activity.
- Assessment of all vulnerable columns carried out to meet HSE and BS requirements.

OBJECTIVES MET:

- HSE time scales met to avoid threat of further action against the Client.
- Standard protection remedial work detail proposed.
- Remedial work prioritised for the Client to suit warehouse activities.