**REPORT RD0**

**RISK DEFINITION**

**TECHNICAL RISK ANALYSIS**

|  |  |
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| **REFERENCE:** 294380 | **TIS AGENCY:** CPV ARABIA |
| **TECHNICAL/S RESPONSIBLE/S:** **DESIGN:** Mahmoud ElMasry **SITE INSPECTIONS:** Ahmed Mansour (CIVIL ENGINEERING) |
| **REVISION:**Draft | **CONTACT:** Mahmoud Elmasry. |
|  **DATE OF ISSUE:**29-Sep-2024 | **FAX:**  | **PHONE:** 00966553304612 | **EMAIL:** mmasry@cpvarabia.com |

**TITLE I**

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| **PRINCIPAL/OWNER:** ﺍﺣﻤﺪ ﺑﻦ ﺳﻌﺪ ﺑﻦ ﻋﺒﺪﺍﻟﻠﻪ ﺍﻟﻤﻐﺮﺑﻲ**PROPOSER (IF DIFFERENT):** ﻣﺆﺳﺴﺔ ﺗﻌﻤﻴﺮ ﻫﺠﺮ ﻟﻠﻤﻘﺎﻭﻻﺕ**.****PROJECT TITLE:** ﻣﺒﻨﻰ ﺳﻜﻨﻰ**ADDRESS:** ﺍﻟﺤﺰﺍﻡ ﺍﻻﺧﻀﺮ\_ﺍﻟﻬﻔﻮﻑ\_ﺍﻻﺣﺴﺎﺀ.**PROPOSED USE/OCCUPATION:** المباني السكنية.**NUMBER OF BUILDINGS:** 1  |
| **SCOPE OF MISSION:** [x]  **DESIGN**  [ ]  **DESIGN + SITE INSPECTIONS** **- Date of TIS involvement:** 29-Sep-2024 * **Inspections from the commencement of Works**  [x]  **YES** [ ]  **NO**
* **Missions:**

 [x]  **S** [x]  **W.1** [ ]  **E**  [x]  **W.2**  [ ]  **Q** [ ]  **W.3 X, specify:****S:** Solidity and stability, including the envelope elements **W.x:** Waterproofing (**1**- Roofs, **2**- Façades, **3**-Basements)**E:** Existing structures**Q:** Works already started **X:** OtherThe TIS controls, inspections and checks marked with an X above are based on as analysis of the project, according to the requirements of the demander. |

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| **PARTIES INVOLVED** **(Full name + Address)****DESIGN:** |
| * **ARCHITECT:** ﺷﺮﻛﺔ ﺍﻻﺑﺪﺍﻉ ﺍﻟﻤﻌﻤﺎﺭﻱ ﻟﻼﺳﺘﺸﺎﺭﺍﺕ ﺍﻟﻬﻨﺪﺳﻴﺔ
* **STRUCTURAL DESIGNER:** ﺷﺮﻛﺔ ﺍﻻﺑﺪﺍﻉ ﺍﻟﻤﻌﻤﺎﺭﻱ ﻟﻼﺳﺘﺸﺎﺭﺍﺕ ﺍﻟﻬﻨﺪﺳﻴﺔ
* **SOIL REPORT:** مكتب الأحساء لفحص الخرسانة والتربة والأساسات

**CONSTRUCTION:** |
| * **MAIN CONTRACTOR:** ﻣﺆﺳﺴﺔ ﺗﻌﻤﻴﺮ ﻫﺠﺮ ﻟﻠﻤﻘﺎﻭﻻﺕ
* **SUBCONTRACTORS:**
* **PROJECT SUPERVISOR:** ﺷﺮﻛﺔ ﺍﻻﺑﺪﺍﻉ ﺍﻟﻤﻌﻤﺎﺭﻱ ﻟﻼﺳﺘﺸﺎﺭﺍﺕ ﺍﻟﻬﻨﺪﺳﻴﺔ
* **QUALITY TESTING FIRMS:**
* **OTHER (SPECIFY):**

**COMMENTS ON REFERENCES OF ARCHITECTS, ENGINEERING CONSULTANTS AND CONTRACTORS OF THE OPERATION, PURPOSE OF THE INSPECTION, IF ANY:** NO REFERENCES AVAILABLE |
| **DOCUMENTS USED IN THIS REPORT*** STRUCTURAL DRAWINGS.
* ARCHITECTURAL DRAWINGS.
* BILLS OF QUANTITY.
* SOIL INVESTIGATION REPORT.
* PROPOSAL FORM FOR INHERENT DEFECT INSURANCE.

Is there any other document or information missing which is needed for the completion of this report? [x]  **YES**  [ ]  **NO**If YES, please specify: - Structural analysis design files (Software models, Calculation note, etc...)- Construction schedule- Ground slope %- Quality assurance procedures- Method statement |

**CODE TABLE**

|  |  |  |  |
| --- | --- | --- | --- |
| **NATURE OF WORKS** | **SOIL RISKS** | **STRUCTURE TYPE** | **SPECIFICATIONS** |
| **CODE N°1: CONSTRUCTION TYPE****A**DETACHED OR SEMI-DETACHED HOUSES UP TO GF+2 AND B-1 **B**TERRACED HOUSES UP TO GF+3 AND B-1**C1**RESIDENTIAL BUILDINGS FROM GF+4 TO GF+14 AND UP TO B-2**C2**RESIDENTIAL BUILDINGS FROM GF+15 AND/OR FROM B-3**D1**OFFICES, HOTELS, SCHOOLS**D2**HOSPITALS, CLINICS**D3**COMMERCIAL BUILDINGS, RESTAURANTS, SHOPPING MALLS**E1**OTHER PUBLIC BUILDINGS: THEATERS, RELIGIOUSBUILDINGS, STATIONS**E2**STADES**F1**COMMON INDUSTRIAL BUILDINGS, FACTORIES**F2**LOGISTIC PLATFORMS**G1**RESERVOIRS**G2**SPECIAL INDUSTRIAL BUILDINGS, SMOKESTACKS, TANKS, RETAINING WALLS, ETC**H**BRIDGES, FOOTBRIDGES, JUNCTIONS AND OTHER WORKS | **CODE N°2: SLOPE**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 0 | 1 | 2 | 3 | 4 |
| <5% | 5 to 10% | 10% to 20% | 20 to 30% | >30% |

**CODE N°3: GROUND WATER AND AGRESSIVENESS**

|  |  |
| --- | --- |
| 0 | no water table |
| 3 | works below water table |
| 4 | works above water table |

|  |  |
| --- | --- |
| N | non-aggressive water or soil |
| Y | aggressive water or soil |

**CODE N°4: FOUNDATIONS**

|  |  |
| --- | --- |
| A | footings |
| B | raft |
| final settlement | 0 | 1 | 2 | 3 | 4 |
| <2 cm | 2 to 5 cm | >5 cm |   |   |
| C | piles or contiguous piles wall |
| D | friction piles |
| E | diaphragm wall |
| F | shafts |
| depth | 0 | 1 | 2 | 3 | 4 |
| 0 to 3 m | 3 to 10 m | 10 to 25 m | 25 to 30 m | >30 m |
| Z | Other foundation type |

**CODE N°5: GROUND SPECIFIC RISKS**

|  |  |
| --- | --- |
| O | no ground specific risks |
| P | underground quarries, sinkholes, karsts |
| Q | mining ground |
| R | Anchored earth retaining structure. (h > 3 meters) |
| S | underpinning, basement construction |
| T | ground consolidation (grouting compaction; dynamic compaction/vibration) |
| U | hazardous storage, concentrated surcharge loads, embankment |
| V | Compressive layer |
| W | founding on fill  |
| X | other ground risk |
| Y | at least 2 ground specific risk |
| Z | new foundation type |

 | CODE N°6: STRUCTUREAVERTICAL STRUCTURES MASONRY BREINFORCED CONCRETE CAST IN-SITU**C**PRECAST REINFORCED CONCRETE - PREFABRICATED IN FACTORY RESIDENTIAL BUILDINGS FROM GF+4 TO GF+14 AND UP TO B-2**D**PRECAST REINFORCED CONCRETE - ON SITE**E**PRESTRESSED CONCRETE EXCL. POST-TENSIONED CONCRETE **F**STEEL WORKS - SITE ASSEMBLY **G**PRE-ASSEMBLED STEEL WORKS **H**ON SITE WELDING**I**TIMBER STRUCTURE**X**TRADITIONAL COMPOSITE STRUCTURE **Y**WORKS ON EXISTING STRUCTURES - BASEMENT CONSTRUCTION - NEW FLOORS**Z**NEW STRUCTURAL SYSTEMS INCL. POST-TENSIONING | **CODE N°7: FACADE**

|  |  |
| --- | --- |
| A | concrete wall or masonry  |
| B | sandwich or timber panels  |
| C | curtain walls – steel frame glazing  |
| D | curtain walls – glazing fixed with glue |
| E | curtain walls – glazing fixed bolts |
| F | breathable glazed curtain wall |
| G | cable curtain wall |
| Z | other type |

**CODE N°8: HEIGHT**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|   | 0 | 1 | 2 | 3 | 4 |
| Height - Ho | <25m | 25 to 35m | 35 to 60m | 60 to 100m | >100m |
| Maximum Headroom - Hp | <8m | 8 to 15m | 15 to 35 m | 35 to 50m | >50m |

**CODE N°9: DEPTH**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|   | 1 | 2 | 3 | 4 |
| Depth | <5m | 5 to 10m | 10 to 15m | >15m |

**CODE N°10: SPANS**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | 0 | 1 | 2 | 3 | 4 |
| Spans | <15m | 15 to 20m | 20 to 30m | 30 to 40m | >40m |
| Spans (timber) | <10m |  |  |  | >10m |

**CODE N°11: CANTILEVER**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | 0 | 1 | 2 | 3 | 4 |
| Cantilever | None | 0 to 2m | 2 to 5m | 5 to 10m | >10m |

**CODE N°12: SITE EXPOSED**

|  |  |  |
| --- | --- | --- |
|  | 0 | 1 |
| Distance to the sea | >5km | <5km |

**CODE N°13: WND SENSITIVITY**

|  |  |
| --- | --- |
| 0 | Concrete or masonry structure |
| 1 | Steel, timber or composite structure |

**CODE N°14: WATERPROOFING OF ROOFS**

|  |  |
| --- | --- |
| A1 | pitched roof - tiles |
| A2 | pitched roof - steel roof-deck |
| A3 | pitched roof - sandwich panels |
| B1 | flat roof-non practicable normal waterproofing |
| B2 | flat roof-non practicable inverted waterproofing |
| B3 | flat roof-practicable normal waterproofing |
| B4 | flat roof-practicable inverted waterproofing |

**CODE N°15: WATERPROOFING OF BASEMENT**

|  |  |
| --- | --- |
| A | External treatment (PVC, bitumen based,polyurethane membranes) |
| B | Crystallization technology by concrete additive |
| C | Other |
| Z | No basement |

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**PROJECT OVERALL VIEW**

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **CODE** | **1** | **2** | **3** | **4** | **5** | **6** | **7** | **8** | **9** | **10** | **11** | **12** | **13** | **14** | **15** |
| **BUILD.1** | A  | 0 | 0 Y | A 1 | Y | B | A | 0 0 | 1 | 0 | 1 | 0 | 0 | B3 | Z |
| **Concerning the code table above, please complete one line per building/structure and explain each code below. PLEASE EXPLAIN IF SEVERAL CODES INDICATED IN THE SAME CASE.**CODE 1: The project is Residential. It consists of 2 floors with annex CODE 2: No value has been indicated in the geotechnical report, so it is estimated that due to the geology of the area it is less than 5%.CODE 3: Ground water level was not detected in the boreholes. Aggressive due to water or soil ( Chloride in Soil= 0.171 % , Sulfate in Soil= 0.119 % ) and the actual concrete compressive strength is 22 MPa.CODE 4: The foundation type: Isolated Footings,Tie beams,Combined Footingsand the settlement value:40 mmCODE 5: Expansive Soil or Swelling Soil.Founding on replacement soil.CODE 6: reinforced concrete cast in-situ, in columns, reinforced concrete cast in-situ, in foundation, reinforced concrete cast in-situ, in ground floor slab, reinforced concrete cast in-situ, in last floor slabsCODE 7: Concrete wall or masonryCODE 8: The total height is:11.7 m and the maximum headroom (Hp):3.5mCODE 9: Level of Foundation from street level: -1.5 m CODE 10: The maximum span is, approximately: 6.7 mCODE 11: Maximum cantilever of the balconies: 1.22 mCODE 12: The distance to the sea > 5 kmCODE 13: Concrete or masonry structureCODE 14: Details of roof waterproofing of the project flat roof-practicable normal waterproofing, CODE 15: No basement**Summary description of the work, nature of the foundations and of the structure, specify the particularities (for example the presence of a ground water level and its position in relation to the last basement, the presence of basements or existing buildings along an excavation).** The project is Residential. It consists of 2 floors with annex , Total Building height = 11.7 mThe project consists of reinforced concrete beams and columns, founded on Isolated Footings,Tie beams,Combined FootingsThe floor slab of all slabs, including roof slab, are 30cm, 35cm and 40cm thick reinforced concrete hollow block slabs with beams, and 15cm and 20cm thick reinforced concrete flat slabs |

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| **DRAWINGS****Please annex the following drawings, if available:**[x]  **LOCATION** [x]  **GENERAL DRAWING**[x]  **PLANS** [x]  **SECTIONS**[x]  **FACADES & ROOFS & TERRACES**[x]  **FOUNDATIONS**[ ]  **OTHER, PLEASE SPECIFY:** THESE DRAWINGS ARE ATTACHED IN ANNEX I. DRAWINGS. |

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| --- | --- | --- | --- | --- |
| **PROVISIONAL TOTAL COST OF WORKS**

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| --- | --- |
| Are Architect and Engineering Consultants fees included in the cost of the works:  |  [x]  YES [ ]  NO |

1. Total cost of the works: 753,250.00 SAR
2. Structural works: 450,000.00 SAR
3. Envelope: 50,000.00 SAR
4. Non-structural works: 70,000.00 SAR
5. Equipment, fixtures, and fittings: 20,000.00 SAR
6. External works: 50,000.00 SAR
7. Design and professional fees: 15,000.00 SAR
8. Taxes: 98,250.00 SAR

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| Is there any special equipment (industrial machinery used in the manufacture of products or services) included in the cost other than those usually used in common constructions?  |  [ ]  YES [x]  NO |

If so, please specify: Nature: Cost:**DATES AND CONSTRUCTION TIMES**Expected duration of work (months): 12monthsDate of commencement of construction: 31-Jul-2024Date of the first on-site visit of the Inspection Agency: 15-Aug-2024Expected date of practical completion: 30-Jul-2025 |

**TITLE II**

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| **SITE DESCRIPTION**Is the building likely to be flooded (river, lake or sea, ground water level)? [ ]  YES [x]  NOMaximal level of the ground water level to ground floor and to the last basement: - Ground water level was not detected in the boreholes - Ground floor level is +0.3 m.- No Basement Is there a system to prevent the effect of the water under-pressure? NA [ ]  YES [ ]  NOIf YES, please specify:Is the building located in a seismic area? Region 2 [x] YES [ ]  NO If YES, could you specify the level of protection? (Specify: statutory or contractual?): statutory Acceleration value: PGA=0.043 g. .Indicate in % the ground slope: No value has been indicated in the geotechnical report, so it is estimated that due to the geology of the area it is less than 5%..If >15%, was the landslide risk evaluated in the Geotechnical Report and/or the design? NA [ ]  YES [ ]  NOIf NO, please make a reserve in conclusions. Is the building located in a cyclone area? [ ]  YES [x]  NOWind speed considered in the calculations (km/h): approximately 152 km/hIs snow load applicable? [ ]  YES [x]  NOIf so, snow load value: Is the site located in a hostile environment (<5 km sea, soil, and underground water)? [x]  YES [ ]  NOIf YES, specify the nature and the protection provided:The nature:Ground water level was not detected in the boreholes. Aggressive due to water or soil ( Chloride in Soil= 0.171 % , Sulfate in Soil= 0.119 % ) and the actual concrete compressive strength is 22 MPa.The protection provided:- Use of (SRC) sulfate resisting cement type V, Minimum Cement Content 350 kg/m3, the maximum water-cement ratio in the concrete mix is 0.45, and the minimum reinforcement concrete cover is 75 mm according to the geotechnical report. - Foundation elements should be coated below the ground surface with Bitumen. |

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| **GEOLOGY - TOPOGRAPHY – FOUNDATIONS**Has a geotechnical engineer been involved in the design? [ ]  YES [x]  NOIs there a geotechnical report? [x]  YES [ ]  NO(If YES, please indicate the scope, number, and type of geotechnical tests and describe the layers including thickness).Number of boreholes: 3- Borehole 1: BH-1, depth of: 10m- Borehole 2: BH-2, depth of: 10m- Borehole 3: BH-3, depth of: 10mType of tests and trials: - Moisture Content- Atterberg Limits- Soil Quality Degree Test- Chemical Analysis Description of the layers including thickness:  |

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| Are the adopted foundations founded on natural soil? [ ]  YES [x]  NODepth of excavation: -2 m from the street level.Depth of soil supporting foundations: -1.5 m from the street level.Nature of soil supporting foundations: stiff, yellow color, elastic siltAll earthworks to be performed shall be compliant with the recommendations indicated in the geotechnical report. Please describe the foundations (level of foundation, bearing capacity, bearing pressure):* Foundation type: Isolated Footings,Tie beams,Combined Footings
* Bearing Capacity: 1.2 kg/cm2.

Are the conclusions of the Geotechnical Report relevant? [x]  YES [ ]  NOIf NOT, please explain the reason: Is the ultimate settlement indicated in the geotechnical report? [x]  YES [ ]  NOPlease indicate the value: 40 mm.Is the foundation system in line with the soil report? [x]  YES [ ]  NOIf NOT, please precise the differences and the reason: Has the RD1 report been filled in? [ ]  YES [x]  NOIf YES, please mark below the reason:[ ]  Presence of back fill or compressible or expansible layers being used as foundations for the works[ ] Presence of piles, diaphragm walls or shafts superior to 3 m deep[ ]  Presence of ground slopes exceeding 30% or cliffs sides[ ]  Risk of ground sliding after soils excavationAre additional surveys needed? [x]  YES [ ]  NOIf YES, please precise: - Shear Test Parameters |

**TITLE III**

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| **The items below must be descripted briefly but detailed enough to include any relevant information.**The used technologies must be specified where is possible: traditional construction, prefabricated structural elements, steel/concrete mixed structures, pre-tensioned (factory or site), welding (factory or site), etcIt is a traditional system. **Please indicate if innovative materials or technics are used which means (completion of RD2 report mandatory).**No innovative materials or technics are used.**VERTICAL STRUCTURES**Full description of the adopted model.  Are there non-vertical loads/transfer structures? [ ]  YES [x]  NO**VERTICAL ELEMENTS (COLUMNS, BEARING WALLS)****Nature (reinforced or prestressed concrete, metal, timber...):** **- Cast is situ Columns:**Fcu= 27.5 MPaFy= 414 MPa**HORIZONTAL STRUCTURAL ELEMENTS****FOUNDATIONS****Nature (concrete, masonry, ..):** Cast in situ.- Use of (SRC) sulfate resisting cement type V, Minimum Cement Content 350 kg/m3, the maximum water-cement ratio in the concrete mix is 0.45, and the minimum reinforcement concrete cover is 75 mm according to the geotechnical report. - Foundation elements should be coated below the ground surface with Bitumen.**Footings**Fcu : 27.5 MpaFy: 414 MPa**FLOOR SLABS****Nature (reinforced or prestressed concrete, metal, timber...):**- Cast is situ slabs:Fcu= 27.5 MPaFy= 414 MPaMaximum span for beams (m): 6.7 mMaximum span for slabs (m): 6 m- Maximum cantilever of the balconies (m):1.22 m**ROOF STRUCTURAL ELEMENTS** Please note if those are: [x]  FLAT [ ]  PITCHEDIf flat, similar to floor slab? [x]  YES [ ]  NOIf NO indicate modifications:If pitched, please note its main characteristics: |

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| HEAVY FACADESType, total thickness, rendering, cladding... (Specify load-bearing facades or not, precast, or not.)**Façade details:** Concrete wall or masonry**LIGHT-WEIGHT FACADES**Not ApplicableFrame (aluminum, steel, timber or other): Filling (glass, composite wall, in this case, specify the constitution): Total surface of each type of façade: Possibility to replace the façade elements easily: [ ]  YES [ ]  NO**HORIZONTAL STABILITY** Traditional structural elements (frame, inner walls, bracings...)? [x]  YES [ ]  NOIf not: fill in the complementary report RD2Traditional structural elements are reinforced concrete frames.**BASEMENT WATERPROOFING**The project doesn´t include basementPresence of water (water flow, water table)? [ ]  YES [ ]  NOIf YES: solution chosen (waterproofness, drainage, and shaft lining...)waterproofing system: **FACADE WATERPROOFING**  |

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| --- | --- |
| ROOF WATERPROOFING**Roof details:**

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| GROUND SLABIs the ground slab suspended? [ ]  YES [x]  NO If NOT, is the ground slab bearing on backfill? [x]  YES [ ]  NO Maximum thickness of backfill: 1.6 m from the bottom of the foundation to the bottom of the slab on grade.Loads:Spread: [x]  YES [ ]  NO Value: not informed Concentrating/rolling: [ ]  YES [x]  NO Value:Other: [ ]  YES [x]  NO Value: |

**TITLE IV**

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| **IDENTIFIED AGGRAVATING RISKS AND ADDITIONAL INFORMATION:**(For example, large span beams or slabs, foundation for heavy and/or vibrating machinery, etc.)It is necessary to submit the documents indicated in title I, referring to the documents used in this report. **Design (RD5):**- The soil classification and site investigation have not been conducted in compliance with SBC 303-2018 (Ch. 2, Sec. 2.3 & 2.4) and SBC 1101 (Sec. 704). Please Conduct a new soil investigation in accordance with SBC 303-2018 and SBC 1101 requirements, update the project design based on the new findings, Please send us the updates once completed.- The foundation reinforcement ratio does not comply with SBC 1101, Sections 707.10.1.1, 707.10.1.2, 707.10.2, 709.1.7, and 707.10. testttttttt- The settlement mentioned in the geotechnical report does not comply with SBC 1101, Section 706, and SBC 303, Section 8.5 Review the settlement mentioned in the geotechnical report to ensure compliance with SBC 1101, Section 706, and SBC 303, Section 8.5, and update the report accordingly.- The structural model does not comply with the design requirements for bending moment, shear, immediate deflection, and long-term deflection as stated in SBC 1101, Sections 4B5, 4B11, 4C3.1 to 4C3.4.1.3, and Tables 4C-1 and 4C-2. Review the structural model to ensure compliance with design requirements for bending moment, shear, immediate deflection, and long-term deflection as stated in SBC 1101, Sections 4B5, 4B11, 4C3.1 to 4C3.4.1.3, and Tables 4C-1 and 4C-2, and make necessary adjustments.- Openings and embedded conduits and pipes in structural members are not done in accordance with SBC 1101, Section 7A8. Review and modify the design of openings and embedded conduits and pipes in structural members to ensure compliance with SBC 1101, Section 7A8, and implement necessary changes.**Inspection (RD5):**- The Foundations are supported on backfill layers more than 30cm.- The soil contains some aggressive items ( Chloride in Soil= 0.171 % Sulfate in Soil= 0.119 % ) and the design concrete compressive strength is22 MPa. which isn`t enough to resist this soil aggressiveness, and it should be at least 31 MPa. (The inspection team will check at the site)- The location of the (water tank/ Septic tank) was not specified on the plans. It must be considered that the location of the tank near the building affects the stability of the building’s foundations and exposes the structure to risk.- The site investigation and report have not been expanded to include property boundaries, grading dimensions, drainage plans, building locations, and the impact of geological conditions as per SBC 303, Section 3.1.- The minimum mat thickness has not been calculated based on punching shear and diagonal-tension shear according to SBC 303, Section 8.9.3.2, including investigations for columns at the mat edge and perimeter load-bearing walls as specified in SBC 304, Chapter 15.- The foundation waterproofing is not in compliance with SBC 1101, Section 711, and does not ensure that the parts of the building below ground level are damp-proofed using approved waterproofing materials.- The walls or partitions constructed from adobe units do not comply with the requirements of SBC 201, Section 2109.3.4.5.1.**Technical reservations:**- Technical reservation: The ground slab is supported on a backfill of more than 30cm. The contractor must execute the filling following a procedure approved by a geotechnical firm, which will oversee the monitoring too (for instance by making regular compaction tests). The TIS must be informed about the compaction procedure and check the process/results (The inspection team will check at the site).- Technical reservation: The minimum footing depth below natural ground level and the minimum concrete cover to reinforcement not comply with SBC 303, Section 5.2 and Section 5.4.2.6 Ensure footing depth and concrete cover comply with SBC 303, Section 5.2 and Section 5.4.2.6, and update the design accordingly.- Technical reservation: The concrete cover for the steel reinforcement has not been verified according to SBC 1101, Section 4A7.1. Verify that the concrete cover for steel reinforcement complies with SBC 1101, Section 4A7.1 requirements, and adjust any non-compliant designs.- Technical reservation: The damp-proofing and waterproofing are not compliant with SBC 303, Sections 13.1-13.5, SBC 1101, Sections 711.1 to 711.2.3, Figure 7.21, and SBC 303, Chapter 13, using approved materials and specifications. Ensure that the damp-proofing and waterproofing comply with SBC 303, Sections 13.1-13.5, SBC 1101, Sections 711.1 to 711.2.3, Figure 7.21, and SBC 303, Chapter 13, by utilizing approved materials and specifications.- Technical reservation: The minimum densities for design, design loads, and load combinations in the structural model do not comply with the requirements of SBC 301, Section 4.3, Section 4.4, Tables 3.1, 3.2, and 4.1, Chapter 11, SBC 303-2018, Chapter 2.6, SBC 301, Section 1.5, Section 2.3, and Section 2.4. Revise the structural model to ensure compliance with the requirements of SBC 301, including the minimum design densities, loads, and load combinations as specified in Sections 4.3, 4.4, Tables 3.1, 3.2, 4.1, Chapter 11, SBC 303-2018, Chapter 2.6, and Sections 1.5, 2.3, and 2.4.**Notes:**- Structural analysis report should be provided.- The warranty of facades insulation must be provided by the client before issuing (RD3).- Project located in a seismic zone (PGA is in-between 0.04-0.10g); A seismic calculation must be provided in these cases.- The soil report does not justify the use of soil parameters for calculating bearing capacity according to SBC 1101, Section 705, nor does it confirm that the contact design bearing capacity is equal to or less than the soil bearing capacity as per SBC 303, Section 8.9.3.1 and Section 4(B).- The longitudinal bars and ties for columns do not comply with SBC 1101- The additions to existing buildings do not comply with SBC 201 requirements for new construction, and the conditions for exemptions from Chapter 11 compliance as specified in Sections 1101.2, 1103.1, 1103.2, 1103.3, 1103.3.1, 1103.3.2, 1103.3.3, and 1103.3.4 have not been met.- The built-up roof covering does not comply with the material standards specified in SBC 1101, Section 905.9.2.**Aggravating risks:**- The columns or walls are not located at the centroid of the footing area according to SBC 1101, Section 707 and Section 708.- The column dimensions and design do not comply with SBC 1101, Sections 604.1.1, 604.1.2, 604, 606, 4B6, 403.6 to 403.7, 410, 410.4.3, Table 4.5, Figure 4.1, and Section 607.- The waterproofing of the underground water-retention structures does not comply with SBC 303, Section 13.5.- It was not specified how the connection between the masonry of the facade and the concrete structure is made.- No specification has been found regarding insulation and waterproofing of the joints between different types of facades.- There are no details about lintels (dimension and reinforcement).- The soil study doesn't present shear test parameters.- The settlement value is more than 2.5 cm, a calculation justification must be provided in these cases. |

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| **TECHNICAL STANDARDS USED IN THE PROJECT:** * 301 Structural – Loading and Forces.
* 302 Structural – Testing and Inspection.
* 303 Structural – Soil and Foundations.
* 304 Structural – Concrete Structures.
* 305 Structural – Masonry Structures.
* 306 Structural – Steel Structures.

Are they relevant? [x]  YES [ ]  NOIf NOT, please specify why:  |

**TITLE V**

**CONCLUSIONS**

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| Additional reports needed to estimate the risks and issuing date:  [ ]  RD1 Special Foundation Report – Expected date:  [ ]  RD2 Innovative materials/procedures report – Expected date: [x]  RD3 Waterproofing assessment report (Waterproofing Certificate Approval) – Expected date: 30-Jul-2026 [x]  RD5 Works interruption report – Expected date: It will be issued to highlight major deviation noted on site during inspection or failure to submit the required documents[x]  RD6 Final risk assessment report (Certificate of Approval) – Expected date: 31-Jul-2025**RISK TECHNICAL ASSESSMENT** (Risk assessment based on the checked documents. Please specify topics requiring special focus).Within the scope of its mission, the CPV, based on the technical documentation received from the project and after its general preliminary analysis and reflected in this report, it is considered that the TECHNICAL RISK IS AGGRAVATED However, If the questions raised in this report are clarified, some of the aggravating situations can be reduced to a normal risk situation.A list of AGGRAVATING RISKS is included in title IV of this document.

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| TI302-294380 |
| TI3006-294380 |
| TI3013-294380 |
| TI3020-294380 |
| TI3027-294380 |

technical reserves were opened:  |
| Does the risk require the involvement of any TIS headquarter expert? [ ]  YES [x] NO If YES, specify the reason: Minimum number of site visits: 5Of which:-Foundations visits: 01-Structure visits: 02-Waterproofing (if relevant): 01-Final inspection: 01 |

Riyadh, 29-Sep-2024

THE TECHNICIAN/S IN CHARGE OF THE CONTROL

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Civil engineer

Project Analysis Department Manager

${B4772}

ENG. MAHMOUD ELMASRY

Civil engineer

Quality Control Manager

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ENG. Alaa Abdulkareem

Civil engineer

# ANNEX I. DRAWINGS.

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**LOCATION**