

Repairing a residential leaking balcony

Balconies, like all other parts of a property require maintenance. Whether the balcony is constructed using a concrete slab or timber, if water has penetrated the top surface, it will find or cause a weakness. This will result in water damage to the ceiling below. With a two story dwelling the balcony often forms the roofing over a room below.

This example solves the problem of a leaking balcony by repairing the existing surface, covering it with a trafficable waterproof membrane, coloured to the customers desire. This solution provides a waterproofed balcony which can remain as a decorative coating or be tiled at a later stage.

PRODUCTS USED

Sika Mono Top 620 – cementitious fairing coat
Sikaflex Pro – poly urethane
Polycloth, Econabond – bonding agent
Microl 2000 – waterproofing membrane
Fibreglass matting



RESTORING THE USE
OF A BALCONY IN A
GREAT LOCATION



'HOW TO' INSTRUCTIONS



PREPARATION:

Preparation is the key to a good job.

First part of the preparation is to clean the surface. Start with brooming, followed by water blast and if necessary a light hydrochloric acid wash. Check that all drains are clear and that the surface has sufficient fall to the exit points.

If the balcony has flashing, lift up the flashing to allow easy access to the work area.

CUT IN PROBLEM AREAS:

Start by identify problem areas, plan to fix these areas first.

Where an existing surface has tile grooves or other ridges, fill those areas with a fairing compound. Then poly urethane the wall joints, followed by 'cutting in' the polycloth and membrane to all wall joints and drainage exits.

APPLICATION METHOD:

1. Complete the 'cut in'. Apply small sections at a time. Use masking tape on walls to mark your job. Plan to have the polycloth extend up the wall at least 50mm. Apply a coat of waterproofing membrane, whilst wet lay polycloth to joints, then apply a second coat of membrane. Move onto the next section, until job is done.
2. Broad area application requires planning first. Cut your lengths of fibreglass matting to suit, allowing for a 50mm to 100mm overlap. Start the job from the furthest point from the exit with manageable lengths. Apply membrane, lay in fibreglass matting, with a further application of membrane. Repeat the process until the entire surface is complete.
3. Apply a final coat of membrane to the entire surface being treated.

SAFETY CONSIDERATIONS:

Safety should always be considered. The main considerations for this type of job is the physical conditions rather than product hazards. Protective eye, breathing and work wear are particularly important. Product safety is highlighted on the packaging, noting that most water based membranes are relatively benign.