

BALCONIES

Water damage, Repairs & Waterproofing

**converting
unsightly,
safety
hazard
balcony
into a
secure
feature**

Body Corporate faced issues of safety and aesthetic condition of property requiring remedial works

Water damage was evident on the entire balcony and stair structures. The job requiring repair to damaged concrete, correctly installing construction joints, establishing a drip rail to prevent further damage to the underside, applying a trafficable membrane system and coatings to surfaces to match colour schemes.

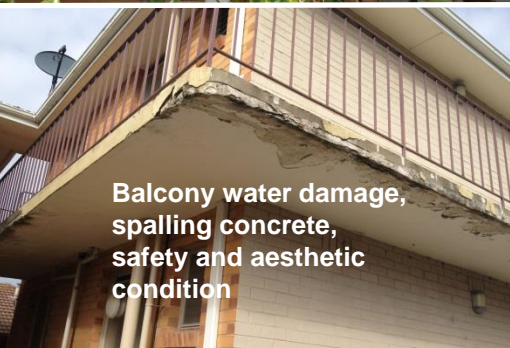
PRODUCTS USED

Sika Repair Mortars and Epoxies
Microl Solvent Primer
Sikaflex Pro – poly urethane, backing rod
Microl 2000 – Heavy duty waterproofing membrane
Fibreglass matting
Aluminium angles and sheets
Classique Paints – Exterior
Uniseal coloured



FROM THIS

Construction Joint with water damage

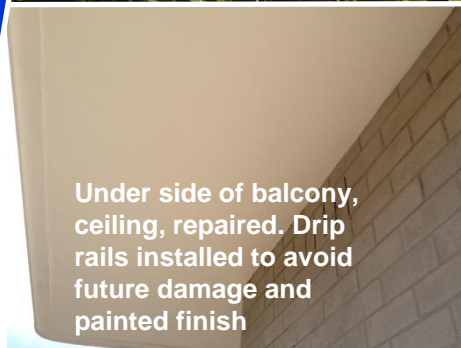


Balcony water damage, spalling concrete, safety and aesthetic condition



TO THIS

Construction Joint repaired, caulked, balcony with trafficable membrane, drip rail installed, ceiling repaired and painted



Under side of balcony, ceiling, repaired. Drip rails installed to avoid future damage and painted finish



Balcony with finished trafficable membrane

'HOW TO' INSTRUCTIONS



APPLICATION METHOD:

Mortar Repair:

Remove all damaged mortar, chasing into the surface to a secure foundation. Treat exposed metal after removing rusted sections, apply surface with rust inhibitor product. Then build the profile of damaged concrete with a suitable repair mortar or epoxy repair product.



Correct Expansion Joints:

Where an existing joint has failed caulking, clean the area, amend a profile as required, then install a suitable backing rod and caulking compound to manage building movement.



Install a Drip Rail to Balcony:

When a balcony relies on a fall, without guttering to shed water, it is advantageous to ensure the water does not travel to the underside of the structure. A practical method of achieving this is to install a drip rail via aluminium angles and strips fixed to the façade. When extending past a construction joint, only secure on one side allowing for building movement to occur.



Install Trafficable Membrane System:

Start by preparing the surface, which usually requires a combination of mechanical treatment with a liquid applied primer coat. Next apply a 'bond breaker' to wall floor joints as outlined in AS4654.2, plus secure the reinforced membrane over the drip rail. Finally apply the trafficable membrane system. In this job example we have used the Microl Waterproofing Membrane with fibreglass matting reinforcing. This system is fully trafficable and durable.



Decorative Finishes:

Final touches to underside, ceiling, could involve surface smoothing and painting. The balcony surface and surrounding structures can have colour changes with compatible products.



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.