

VIDEO TRANSCRIPT – COMMERCIAL BALCONY REPAIRS & RESTORATION - COMPLETE STRIP-OFF & RE-TILE

Hello this is Paul - Findlay-Evans Waterproofing - MELBOURNE WATERPROOFERS.

CASE STUDY - Balcony Waterproofing Membrane Case Study = Commercial Balcony Waterproofing System

This waterproofing project is a commercial office building with a number of different tiled balconies that were all leaking.

There were numerous water leak detection issues with these balconies.

The office building was only about 8 years old and the balcony tiles surface is lifting and leaking.

Now those problems being that the original membrane was laid down on the flat surface of the concrete slab.

Then the screed was applied over the top of the waterproof membrane - there are some images of invasive inspection. there's a shot here showing the invasive inspection.

The screed above proved to be in reasonable order - that is it had enough sand and cement in it & has a good body.

However, there were sections the Findlay-Evans Team had to repair.

In general, as the screed was pretty good, so we retained the screed and, in this case, and left the original waterproofing membrane in place as a secondary barrier.

The balcony was obviously leaking so we need to install a completely new membrane system.

While doing this, the Findlay-Evans Team also screeded up areas as required.

However, the balcony had very poor drainage of the outlet points as there was not much fall in the design of the balcony. So there was a challenge to get the water to drain to the various balcony outlets.

The outlets needed extra plumbing works, so we installed new puddle flanges and droppers onto make sure that the water control on the balcony was being directed down where it should go - drainage the pipes.

Once the remedial plumbing was in place, we moved ahead to putting in a new waterproofing membrane on the balcony.

Waterproofing preparation was carefully detailed specifically in each area, with all balcony joints and junctions being detailed with polyethylene fabric and the liquid rubber waterproofing system.

Once that was all done, we went ahead and laid our LIQUID RUBBER coatings and then introduced an interlayer of fiberglass mesh to give the waterproof membrane some toughness.

The balcony was then over coated with a coat of Thermo Top Coat membrane to give robustness and durability.

Findlay-Evans Team worked efficiently to have the balcony membrane down for our Team of Tilers to come in.

The Alucobond Cladding on this commercial office building also had problems, there was still water ingress coming from other areas.

We performed some water leak detection & investigation and discovered Rather large gaps found shown

here with a pencil and tape. Our Waterproofers went ahead and detailed all those joints and junctions to stop water getting in and then give them a coat of Thermo Top Coat membrane.

So, there many points of entry for water ingress in this balcony repairs. Once the balconies were waterproofed, installed extra BALCONY EXPANSION JOINTS into the tile surface.

If you require a quote or further information PHONE: (03) 8812 2918 or visit our website

<https://www.waterproofingfew.com.au>

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