

The image features several rolls of architectural blueprints, partially unrolled, showing detailed technical drawings. The blueprints are set against a vibrant blue background that has a subtle, glowing effect, suggesting a digital or high-tech environment. The text is positioned at the top and bottom of the image, providing contact information for the company.

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NEWSLETTER

A NEWSLETTER FOR THE MANAGEMENT PROFESSIONAL AND BUILDING OWNER

WATERPROOFING BALCONIES, WALKWAYS AND TERRACES

WATERPROOFING

Balconies, walkways and terraces require waterproofing coatings for protection to the underlying substrate to eliminate damage and provide attractive aesthetics. Typically outdoor furniture and potted plants are placed on balconies, walkways and terraces and these areas require protection from abrasion and foot traffic. Waterproofing components are required to interface with vertical surfaces, edge conditions and penetrations such as posts for railings. Waterproofing these deck applications will preserve the deck structure, add value to the building and reveal attractive aesthetics when properly applied. Balconies, walkways and terraces left open to the weather can result in structural deterioration. Costs for restoring structural deck structures can be excessive and sometimes deplete funds causing special assessments and using other means to offset the costs.

WATERPROOFING APPLICATION

The typical application of the products requires several days to complete the finished product in a typical application. The application process requires cleaning, priming, one or two applications of a wearing layer, surfacing layer and finish layer. The time to complete most applications is three to four days depending on the manufacturer requirements for drying time between applications, weather conditions and the requirements of the consumer.

One manufacturer produces products that are applied and ready for foot traffic at the end of the work day. High technical components and manufacturing allows the application to be applied for completion within the same day. These type of components require attention to details such as preparation, and application for completion in the same day.

Time to start and complete a waterproofing project can last for days depending on how well the project is staffed as opposed to specifying components for the same day completion.

DETAILS

The details that are typically present with balconies, walkways or terraces are vertical surfaces, edge conditions and penetrations. Vertical surfaces require the components to be applied and terminated to eliminate water intrusion into the waterproofing components. Edge conditions must be properly treated to perform and post penetrations can be very complex. Special post injection may be required to eliminate water intrusion into or below the waterproofing components. The detailing is especially important because this is typically where water intrusion begins.

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GUARANTEE

Manufacturer guarantees are typically five years with an option for an additional five years providing another coating is applied over the existing surface. Costs must be considered with two (2) applications even though the applications may be years apart. In addition, the down time must be considered as well and if the second application and down time is acceptable to the consumer. The time for recoating is a consideration. A ten year guarantee is offered from one manufacturer and eliminates the time for recoating. These components are highly technical and the finished surface can be accessed at the end of the work day. Comparing these options is recommended.

COSTS

Typical costs for waterproofing a balcony, walkway or terrace are approximately \$4.00-\$6.00 per square foot and are required to be coated every five years. The same day wearing surface coating is \$7.00-\$9.00 per square foot and the life is ten years. Costs are always predicated on the existing conditions of the project, quantity of surface area and access. Meeting the time condition requirements of the consumer is always considered in the cost.

SUMMARY

The aesthetics of waterproofing components over a balcony, walkway or terrace is very important and is very visible. The application must be properly followed to achieve the intended results. The attention to detail is critical for performance and must be compliant for guarantee parameters. The look and cleanliness of the detailing may be representative of the consumer's reputation and is visibly seen in such applications as balconies at hotels. Walkways and terraces are always viewed by those using the structures and attention to detail is critical. Parking garages may require waterproofing components and specific products are designed to withstand vehicular traffic. The details are similar at vertical surfaces, edge conditions and penetrations.

Waterproofing components are designed and installed for protection over balconies, walkways and terraces. The aesthetics and protection add value to each building.

Specifications, details and plans are recommended to be implemented for the contractor to follow. On site inspections are recommended to confirm contractor compliance.

Scott D. Bonk has been involved in the roofing and waterproofing industry for thirty (30) years beginning in 1977. For a complete portfolio of the firm contact the office at 239-768-3654 or visit the website at ScottBonk.com for an email transmission.

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