

# Paragon Office Building Large Commercial Balcony

## Project Details

The waterproofing project involved a commercial office building with several tiled balconies that had leakage problems. Despite the building being only 8 years old, issues such as surface lifting and leaking were identified, originating from the improper installation of the original membrane and poor drainage design.

Location:

Springvale Rd Mulgrave 3170

Water Leak Detection:

Multiple issues with water leaks were discovered, including invasive inspections showing problems with the membrane and screed.

The screed was generally in good order but required some repairs; it was retained as a secondary barrier.

New Membrane System:

A completely new membrane system was installed, along with necessary screeding and remedial plumbing work.

Drainage Challenges:

The balcony had poor drainage with little slope, requiring the installation of new puddle flanges, droppers, and other plumbing works for proper water control.

Waterproofing Details:

Specific detailing was done with polyethylene fabric and a liquid rubber waterproofing system, strengthened with fiberglass mesh for durability.

### Finishing Coats:

The waterproof membrane was over-coated with a Thermo Top Coat membrane, adding robustness, and the Findlay-Evans Team efficiently prepared the balcony for tiling.

### Overall Repair and Expansion:

The overall project addressed many points of water ingress, installed new expansion joints into the tile surface, and ensured the proper waterproofing of all balconies.

Watch [Youtube video](#) about this project.

