

**SKYLINE HOUSE CONDOMINIUM
3711 SOUTH GEORGE MASON DRIVE
FALLS CHURCH, VIRGINIA**

**BALCONY CARE & MAINTENANCE
GUIDELINES**

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Prepared By

**SMISLOVA, KEHNEMUI & ASSOCIATES, P.A.
CONSULTING STRUCTURAL ENGINEERS
12505 Park Potomac Avenue, Suite 200
Potomac, Maryland 20854
Telephone: (301) 881-1441**

Prepared For

**Skyline House Unit Owners Association, Inc.
3711 South George Mason Drive
Falls Church, Virginia 22041**

INTRODUCTION

The following are care and maintenance guidelines for the recently installed urethane-based balcony deck waterproofing coating system and powder-coated aluminum railing system at the Skyline House Condominium. Following these guidelines will help ensure the long-term performance of these products and ensure that material warranties are maintained. The information provided was partially derived from published guidelines provided by the system manufacturers.

BALCONY COATING SYSTEM

Cleaning Procedures

- Deck surfaces should be periodically swept to remove loose dirt that can cause excessive abrasion and lead to premature wearing of coating surfaces. Removal of hard, abrasive materials such as sand, gravel, etc. is particularly critical.
- A trisodium phosphate and water or any other non-sudsing detergent should be used to remove contaminants such as grease, salts or other materials that may leave residues. Use a push broom or scrub brushes/pads to clean the deck coating.
- Never use solvents, bleach, alcohol or harsh chemicals to clean coating surfaces. Do not use wire brushes for cleaning.
- For ice removal, use snow removal equipment and/or shovels with rubber tip blades and rubber tires. Equipment or shovels with sharp metal blades will damage the coating system.
- The volume of traffic and frequency of use of the balcony will govern the frequency of cleaning needs. Manufacturer recommends a minimum cleaning frequency of twice a year.

Protection Against Damage

- Avoid dragging heavy objects across the coating surface such as concrete planters, metal furniture, etc.
- Avoid furniture on the balconies with sharp edges or metal feet. Furniture should have rubber or plastic tips on the leg bottoms so items will not dig into coating system.
- Avoid harsh chemicals or abrasive cleaning equipment as noted above to avoid premature coating system failure.

Inspection and Repair

- Manufacturer recommends semi-annual physical inspections of the deck coatings.
- Physical inspection should include evaluating all sealant joints for proper adhesion to the substrate. Coating should be inspected for holes, cuts or ruptures particularly in areas subject to high levels of abrasion.
- Building management should be contacted regarding needed repairs. Temporary repairs may be performed via vinyl tape over the damage or application of a compatible polyurethane caulk or waterproofing coating. Do not use asphalt or tar modified products. Final repairs should be performed by a licensed applicator of Advanced Polymer Technology particularly during the warranty period for the product.
- Cracking or heaving of the concrete under the coating should be reported to building management for evaluation by a structural engineering firm.

Tile/Carpet over the Coating System

- Manufacturer permits tile installation over the urethane coating system as long as the coating surface is prepared by application of 7-10 mils of APT #152 primer followed by a broadcast to excess of sand. Tile system shall be appropriately designed for exterior use to avoid failure and associated potential moisture collection between the tile and coating. Tile contractor shall not directly abrade, roughen or pressure clean the coating surface prior to installation as protective primer and sand broadcast must be installed beforehand.
- Tile contractor shall be directed to provide weep channels in the tile layout at the outside face of all railpost base plates extending from the plate to the balcony slab edge to allow water from the new railing post base weeps to drain from the balcony. Weep channels shall be approximately ¼” wide with the depth matching the tile depth.
- It is recommended that new tile or existing tile finishes be treated with a waterproofing, penetrating grout sealer annually. Products such as the Tile Guard Penetrating Grout Sealer or equivalent system available at local hardware stores can be used. The sealer will prevent staining, mildew and general deterioration of the grout.
- Carpet installation is not recommended as it encourages moisture collection on top of the coating surface. If carpet is installed, installation should be limited to spring/summer months (April through October) and carpet should be non-rubber backed and should never be glued down.
- Products have been developed that consists of a tile or carpet surface integrated with a drainage mat system under the flooring. The membrane manufacturer strongly recommends this system for maximum protection of the waterproofing

and for ease of future deck maintenance. A strongly recommended product in the area is the Coverdeck Systems (www.coverdeck.com).

ALUMINUM RAILING SYSTEM

Cleaning Procedures

- Railing can be cleaned with a warm soapy water using a sponge or soft cloth. Use only mild detergents. Avoid leaving drips or splashes that may leave streaks or uneven appearances.
- Do not use heavy duty or abrasive chemical cleaners. Do not use steel wool or abrasive brushes that may scratch or harm the powder-coated finish. Avoid excessive scrubbing.
- Avoid cleaning aluminum surfaces in direct sunlight or in excessively hot or cold temperatures. Avoid letting cleaners dry on the aluminum surface as surfaces should be quickly wiped down to avoid staining from dried cleaner residue.
- A quality brand of car wax can be applied to the aluminum surface for a protective wax finish if desired.
- Cleaning frequency of once a year is recommended.

Protection Against Damage

- Anything mounted from the railings such as planter boxes, etc. should be suspended via hangers or clamps that are not mechanically anchored through the rail sections. No screws or anchors that penetrate the aluminum rail sections should be used. Brackets or hangers should have rubber or soft backings that avoid metal-to-metal contact. Items should be installed at the inside face of the railings.
- Items suspended from the rails should not exceed 200 pounds if attached to the top rail section and 50 pounds if attached to pickets.
- Heavier items and/or items requiring mechanical anchorage should be mounted off the brick masonry/concrete walls.

Inspection and Repair

- Annual physical inspections of the aluminum railings are recommended.
- Physical inspection should include evaluating all screws at splice connections and

nuts/washers at rail post bases to ensure anchors are snug. Rail sections should also be inspected for loose conditions. Inspect coated surfaces for scratches or color changes.

- Building management should be contacted regarding needed repairs. Replacement screws or anchor hardware must be stainless steel. For minor scratches of powder-coated finish, rail manufacturer can provide management with touch-up paint product. Railing manufacturer should be contacted regarding large scale coating issues such as fading or peeling.