

WATERPROOFING OF BALCONIES

This fact sheet has been prepared to provide guidance to our clients on the requirements of AS4654.2 and waterproofing of balconies.

Waterproofing membranes for external above ground use must comply with AS 4654 Parts 1 and 2.

This standard was prepared in response to numerous industry requests for guidance in the field of external waterproofing, especially in relation to roofs, decks and balconies.

A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause:

- Unhealthy or dangerous conditions, or loss of amenity for occupants; and
- Any undue dampness or deterioration of building elements.

Membrane

Defined as an impervious barrier to liquid or water, which can be sheet or liquid applied.

Note: A membrane can have many parts but only one layer.

Substrate

Particle sheeting shall not be used as a substrate for external waterproofing systems.

Tile and slate underlay shall not be used externally as a waterproofing system.

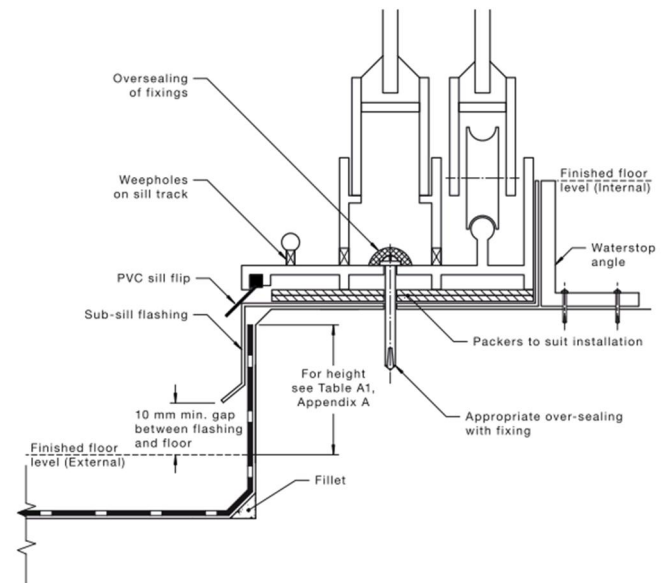
The substrate shall be resistant to moisture damage caused by condensation forming on the underside.

Doors and Windows onto External Waterproofed Areas

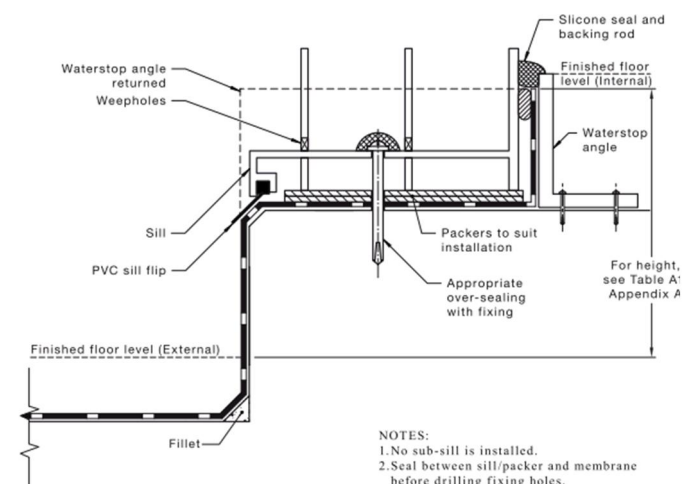
For doors and windows onto external waterproofed areas, the following apply:

- Sub-sill flashing shall be included as part of the membrane system.
- Where the internal and external finished floor levels.

Typical Details of Membrane Termination at External Opening Doors



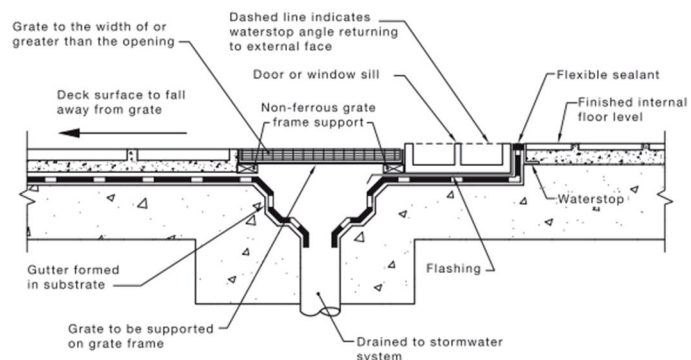
Opening higher than sill upward termination



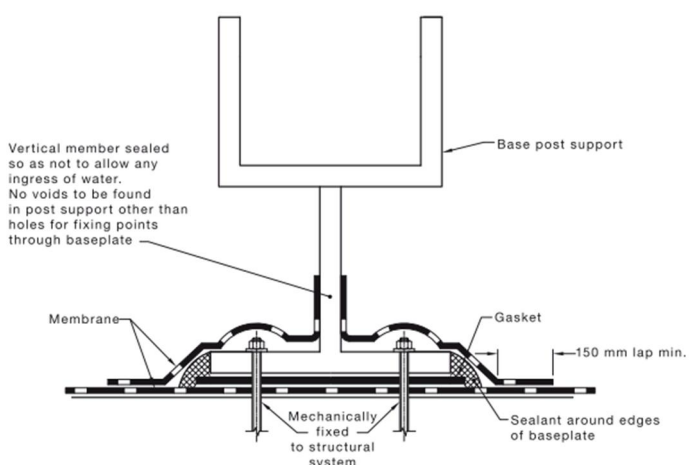
Sill – No Sub-Sill

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Typical Details of Membrane Termination at Wall Openings where the Internal and External Finished Floor Levels do not allow for an Upturn



Typical Details of Metal Post Support



Post Membrane Installation

Vertical Upward Termination Heights

The vertical heights may be determined by either of the following methods:

- Vertical upward termination to be at a height above finished level not less than specified in the table below.
- Where stormwater retention is designed into the waterproofed area, the height of the upturn to be above the overflow level.

Inspection and Acceptance

On completion of the installation of a membrane system, inspection and/or acceptance testing shall be conducted.

A visual inspection should be conducted and/or one of the following test procedures undertaken:

- For a liquid membrane system, the dry film thickness (DFT) to be tested by non-destructive means.
- A controlled water test to be conducted for a minimum duration of 24 hours.

The PCA is required to complete a critical stage inspection prior to the covering of waterproofing in any wet areas. The waterproofing of balconies does not form part of this critical stage inspection. The purpose of this fact sheet is to provide guidance to builders on their obligations under AS4654.2.

VERTICAL UPWARD TERMINATION HEIGHTS

Wind class Regions A and B (non-cyclonic) AS 4055	Wind class Regions C and D (cyclonic) AS 4055	Ultimate limit state wind speed ($V_{b,u}$) AS/NZS 1170.2	Termination height mm
N1	—	34	40
N2	—	40	50
N3	C1	50	70
N4	C2	61	100
N5	C3	74	150
N6	C4	86	180

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