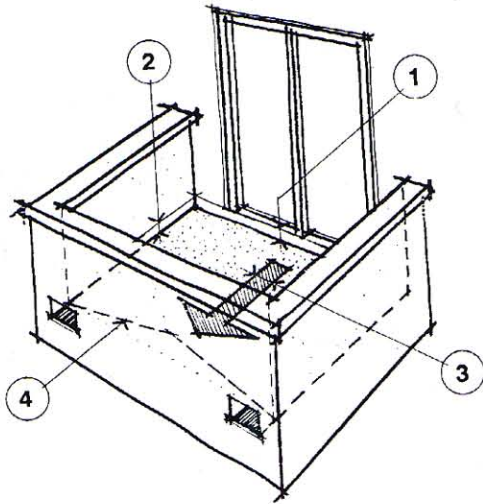


# BUILDING ANALYSTS

# WHY SOME BALCONIES FAIL

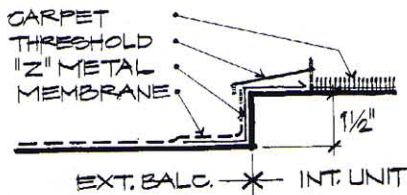
There are four common problem areas in the construction of balcony surfaces.



## 1 Not Enough Vertical Offset at the Door Threshold

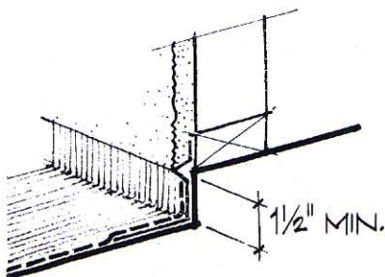
A 1-1/2 inch vertical separation between the interior and exterior surface is recommended:

- To avoid wind-driven water from getting inside.
- To provide a vertical surface to attach the waterproof membrane.
- To provide continuous "Z"-metal flashing.



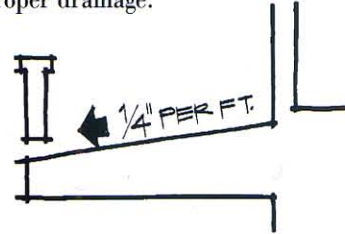
## 2 No Waterproofing on the Sides of the Balcony

- The waterproof membrane should be extended up the vertical surface about 1-1/2 inches to create a continuous waterproof membrane along the balcony sides.



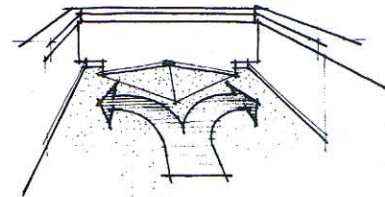
## 3 Insufficient Slope

- Adequate slope of the balcony surface is needed to let water drain off fast. A 1/4-inch-per-foot slope from the wall to the drain and/or scupper is recommended for proper drainage.



## 4 No Ridge to Deflect Water to the Scuppers in an Enclosed Balcony

- Without a ridge, commonly called a cricket or saddle, at the low end of the balcony, the water will puddle between the drains or scuppers.



This newsletter addresses four concerns that relate to the "surface configuration" of balcony waterproofing. Equally important are considerations of the adequacy of substrate (such as plywood thickness and nailing, and drain or scupper detailing).

Building Analysts is a full-service architectural and engineering firm with many years of experience in construction litigation. Our services include: architectural and structural investigations, repair recommendations, preparation of exhibits and expert testimony. We hope this newsletter is helpful. Please contact Stan Livingston, Pete diGirolamo, Mike Romanowski or Bob Carrall at Building Analysts if you need our input or recommendation. ( 6 1 9 ) 2 3 4 - 8 1 5 3

*Building Analysts' newsletter is intended to provide general information for those involved in construction or post-construction problems. The topics contained in this publication are abbreviated and applicability to a particular situation may vary according to circumstances. Building Analysts recommends you contact the appropriate design professional for specific information regarding individual projects.*

**NEXT ISSUE: THE DEMON WOOD ROT**