

# **SeaSpray Balcony Repair & Improvement Construction Standards**

When concrete repairs are needed on balconies and/or a unit owner wishes to improve the concrete balcony floor with tile or a decorative coating, the following standards will be used.

The attached Balcony Tile Replacement Protocol, November 2018 (Dan Smith, Cornerstone Facilities Engineering, Inc.) will be followed and is hereby incorporated in this standard.

The attached form shall be used to verify, document approvals and ensure quality to this process. Once the process is completed a copy of the form shall be maintained in the owner's unit file and the original in the balcony repair file, becoming an official record of the Association.

When repairs are needed of any kind to the concrete balcony floor structure located beneath tile, when tile must be removed, and whether there is no waterproofing membrane beneath the tile or not, a licensed professional (e.g. engineer, architect, or similarly qualified professional) shall inspect the entire balcony and provide a recommendation for the extent of removal and replacement of tile. Removal of any tile on the balcony is an Association expense.

Concrete repairs to ceilings of units below (located below tiled balconies without waterproofing) or to the balcony edges, shall be repaired without disturbance to the tiled floor above at the expense of the Association.

Demolition, as defined in the attached specifications (2.1), shall be completed at the expense of the Association.

Drainage Verification & Waterproofing Details, as defined in the attached specifications (2.2), shall be completed at the expense of the Association. Unit owner shall provide improvement details (tile or coating) to the Association before this activity is completed.

Waterproofing, as defined in the attached specifications (3.0), shall be completed at the expense of the Association and will be completed in accordance to the unit owner's choice of balcony improvement once. All tiled improvements will require the noted membrane waterproofing. If an owner (unit) has chosen a coating finish and then tile finish is desired, the owner will be charged and pay for the membrane coating prior to a tile installation.

Tile Installation, as defined in the attached specifications (4.0) shall be completed by the unit owner's contractor and inspected by the Association's designee during and at the completion of installation at the expense of the unit owner.