

Project:

Balcony & Guardrail
Rehabilitation
Ennisclare II

Client:

Halton Condominium
Corporation No. 114
Oakville, Ontario



Description:

Byrne Engineering was retained to conduct a condition survey of balcony concrete slabs and steel guardrails for this 22 storey high-rise residential building. Halton Condominium Corporation No 114 also requested that the application of a traffic waterproof membrane be investigated to protect the concrete slabs. The membrane selection had to result in an aesthetically pleasing and durable surface. A Neogard traffic membrane was selected and a specification prepared which required concrete surface preparation to remove all finishing marks and swirls (grooves) resulting in a very smooth surface.

The finish coat of traffic membrane waterproofing was specified with a spatter finish to meet Halton Condominium Corporation No 114 aesthetic requirements.

Following the investigation and report phase, contract documents were prepared for rehabilitation of the concrete balcony slabs and steel guard railing and for the installation of the traffic waterproof membrane system selected.

To achieve the surface preparation requirements of the traffic waterproof membrane system as requested by Halton Condominium Corporation No 114, the concrete surfaces were ground down using power grinders. Working with Smid Construction Ltd., the work was accomplished and met the environmental requirements to the satisfaction of Halton Condominium Corporation No 114.

Byrne Engineering provided Halton Condominium Corporation No 114 with contract administration services during the construction work, including tender evaluation, shop drawing review and construction review.