

BALCONY FLOOR COVERING SPECIFICATIONS

Balcony Floor Coating

M40, 100% epoxy floor coating by Benjamin Moore & Co. is to be utilized as protective and decorative coating for concrete balcony floor resurfacing. The material is easy to apply by roller, brush or trowel. Prior to the coating installation the concrete surface should be cleaned from dirt, dust, oil and paint. The product is available in wide range of colors. It provides an attractive finish that is easy to maintain.

Carpet Flooring

Carpet flooring on the balconies requires a drainage mat underlayment in order for the balconies to properly drain and for the carpets to dry out. We recommend that Hydroduct HR drainage composite mats (by Grace Construction Product) be placed on the cleaned concrete surface below the carpets. In most cases, no adhering to the concrete is necessary – where there is no lip it may be advisable to tack corners. A hole in the mat should be opened above floor drain for water to dissipate.

Quarry Tile Flooring

Please be advised that New York City Building Code requires minimum railing height to be 42" from finish floor. Therefore, it is necessary to verify the height of the existing hand railing, prior to installation of tile flooring. Tiling must be installed by a qualified contractor (names available in the management office).

Tile flooring requires a waterproofing membrane under setting bed to prevent moisture from penetrating through the slab and to prevent bond between the setting bed and the slab. We recommend that Kemper System be used for waterproofing. It is a cold, two components, liquid applied polyester reinforced membrane roofing system designed to be installed directly over a clean and dry concrete surface.

First, primer (Quick Dry D Primer by Kemper) should be applied by roller or brush over the balcony floor. Then, liquid resin should be applied and Kemperol Fleece directly rolled into the resin using roller or brush to work the resin into the fleece. The fleece should be overlapped at all seams minimum 2in. Then, additional liquid resin mix should be applied on top of fleece with roller or brush. When the resin dry out, the tile mortar setting bed should be laid over the membrane and tiles should be bedded in the mortar. Joints between tiles and wall and balcony curbs should not be grouted but sealed with flexible silicone caulk.

