

Building Concrete Restoration 2014

Tile on Balconies

After thorough inspection on the west elevation of the building, Bromley Cook Engineering, our structural engineer, and Restore Construction group have found serious problems on a number of the tiled balconies. The problems include voids under the tile and delaminated, broken or missing tile. Delaminated and broken tile allows salt laden moisture to penetrate and become trapped under the tile. Over time the waterproofing and concrete substrate deteriorate causing the concrete to spall. The exposure to moisture corrodes the steel reinforcing bar weakening the balcony structure.

It is the responsibility of the Association to assure there is no concrete spall under the tile. When found it must be repaired. The following procedure will be used.

1. The Bromley Cook Engineering inspector will inspect all tiled balconies for voids under tile and other defects such as missing, broken or delaminated tile and obvious concrete spall.
2. If necessary to assure no damage to the concrete substrate of the balcony, the engineer will instruct the contractor to remove the tile and any existing waterproofing. The tile cannot be saved.
3. The engineer's instruction will be final as any deviation from the contract specifications will void our warranty and risk failure to comply with the City of Fort Lauderdale's Permit requirements.
4. All concrete spall and corroded steel reinforcing bar will then be repaired in accordance with the engineer's repair specifications.
5. Once the repairs are approved by the engineer, the concrete surface of the balcony will receive a new application waterproofing.
6. As the Association is responsible for the structural integrity of the balcony, all balcony concrete repairs and new waterproofing will be paid by the Association as part of our contract with Restore Construction Group.
7. Unit owners, however, are responsible for the tile or any other surface covering they have applied to the balcony. They will be billed \$270.00 to remove tile from their balconies when and if necessary.
8. If any owner wishes to apply tile in the future the following criteria are required:
 - a. A Florida licensed and insured contractor shall be used.
 - b. An installation plan including material specifications and application procedures shall be presented to the Association Management/Board for approval.
 - c. The installation will be inspected by Building Management or other agent specified by the Board of Directors.

We apologize for the inconvenience and expense this may cause, but no unsafe condition can be allowed to endure. Thank you for your cooperation and understanding in this matter.

Carlton Tower Board of Directors