



**THEY HAVE NOT ONLY WATERTIGHT WALKWAYS AND DECKS, BUT AESTHETICALLY PLEASING ONES THAT WILL STAND THE TEST OF TIME**

# WEATHERTIGHTNESS OVERHAUL FOR LEAKY CENTRAL AUCKLAND APARTMENT COMPLEX

**CHALLENGE:** A LARGE APARTMENT COMPLEX IN KINGSLAND WAS A CLASSIC LEAKY BUILDING. ALL INHABITANTS WERE REQUIRED TO VACATE THE BUILDING FOR SEVERAL MONTHS WHILE A COMPLETE RECLAD TOOK PLACE.

ADDITIONALLY, SERIOUS VOLUMES OF WATER HAD BEEN TRACKING DOWN THROUGH THE PUBLIC WALKWAYS INTO THE BASEMENT CARPARK, AND MOST APARTMENT BALCONIES WERE ALSO LEAKING. THE WALKWAYS AND DECKS HAD ORIGINALLY BEEN COATED WITH A LIQUID MEMBRANE SYSTEM WHICH HAD OBVIOUSLY NOT STOOD THE TEST OF TIME. AN EXTRA CHALLENGE FOR THE WATER-PROOFER WAS SUCCESSFULLY SEALING THE DOZENS OF SUPPORTS OF THE EXISTING TOP-MOUNTED BALUSTRADE SYSTEM WHICH COULD NOT BE REPLACED WITH FACE-MOUNTED ONES.

## Solution

The architect, Alexander and Co Ltd, had undertaken numerous remediations for multi-unit apartments, schools and commercial buildings. They were seeking a single-ply membrane to avoid complicated detailing at apartment entrances and interfaces with staircases and changes in levels. Alexander and Co Ltd specified Viking's Dec-King membrane in 'Stonehenge' pattern for the walkways and decks due to the following credentials;

Viking's Dec-K-ing....

- Is a foot trafficable membrane to negate the need for tiles or deck jacks that would have created detailing issues at interfaces with existing stair levels and apartments entrances.
- Is an all-in-one system with a grippy surface and attractive pattern

- Has an inherent reinforcing mesh in the sheet to enhance puncture resistance and provide latitudinal strength
- Has an easy to maintain surface
- Has heat-weldable seams for maximum watertightness
- Has a proven record in New Zealand and the Pacific Islands for two decades
- Has a BRANZ Appraisal to demonstrate fitness for purpose in New Zealand's high UV and tough conditions
- Has a substantial 20 year warranty backed by Tiri Group

Additionally, only application companies who have been through Viking's stringent three-staged licensing programme are eligible to install Viking Dec-K-ing. So when this training is combined with years of experience, the result is one of absolute

waterproofing integrity and craftsmanship. The architect and main contractor appointed one of Viking's most experienced Dec-K-ing installers to complete the job.

## Result

All stakeholders, including the Body Corporate and apartment owners who have shifted back into the complex, could not be more thrilled with the result. Since the completion of the job, there has been plenty of torrential rain, but no more leaks, so they are very pleased that they have not only watertight walkways and decks, but aesthetically pleasing ones that will stand the test of time and are backed by a warranty of substance.

The specifier Peter Grantham, stated *"the technical support and onsite Quality Assurance provided by Viking throughout the installation deserves recognition"*.

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