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Balcony Drainage Systems in Multi Residential Design - Challenges, Solutions and the Impact of NCC 2025

1. **How common are waterproofing defects in Australian apartment buildings?**

   Waterproofing defects are present in 20-40% of apartment buildings annually.

2. **Name two causes of leaking balconies in multi-residential buildings?**

   - The construction of balconies with minimal substrate falls, which hinders effective water runoff
   - The installation of inadequate drainage systems
   - Waterproofing design or installation failure
   - Insufficient maintenance access or poor upkeeP

3. **What are spitters and why have they been prohibited in these applications?**

   Spitters are small pipes that protrude from balconies to drain water. They have been prohibited because they are prone to blockages and overflows, which can result in structural damage to the building. Also, they can drop water on pedestrians and passersby. They are allowed as overflows.

4. **In cases where pedestal pavers are installed, how can the problem of wind uplift be addressed?**

   Wind uplift can be addressed with a simple grate and frame solution that can be integrated with pedestal pavers to allow for pressure equalisation.

5. **Why do threshold drains represent a good option for balconies in these applications?**

   Threshold drains create a seamless transition between indoor and outdoor spaces. They ensure water does not accumulate near the doorway, which could lead to water ingress or structural damage over time.

6. **The 2025 revision of the NCC includes a change to the requirements for waterproofing membranes on multi-residential balconies. What is this change?**

   NCC 2025 says that the waterproofing membrane must be installed directly on the structural substrate to ensure a more effective barrier against water penetration.

Competency Codes: PC 18, PC 28, PC 43, PC 46