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BODY CORPORATE NEWS

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THERE'S MORE TO PAINTING THAN CHOOSING THE COLOUR...

Article by Dulux

It feels like a long time ago your building was painted... Most residents can't remember when, but you can all tell by the look of the coating, and evidence of the remedial repairs that you know need to occur. And then there's the colours that you all want to update but are struggling to agree on...

Sound familiar?

Painting is one of the more significant costs that building owners will incur in a 10 year period. With such a large financial outlay, you want to make sure you get value for money, and reduce ongoing maintenance costs. So what should you consider? And where can you go for trusted information?

MORE STRATA
NEWS INSIDE

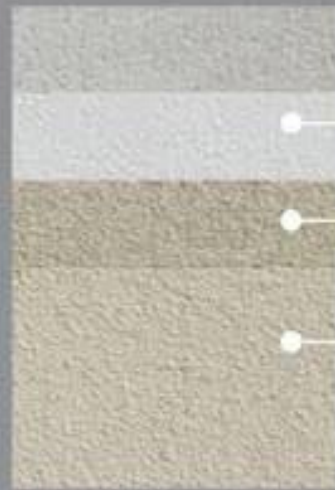
The importance of water
proofing and the many
types and uses.

When specifying a new project, insist on **FLEXIBLE ACRYLIC TEXTURE**, not just painted cement render.

The *AcraTex* 3 step system encapsulates the walls in a membrane envelope acting as a barrier against adverse weather conditions for years longer than cement render.

Available across the full Dulux® Exterior colour range.

The AcraTex® 3-step coating system



Suitably prepared masonry substrate (refer to AcraTex system guides for detail)

AcraTex AcraPrime™

More than just a "first coat". AcraPrime consolidates the substrate providing a stable base for long term integrity.

AcraTex Coventry™ (Range)

High Build Acrylic Texture up to 40 times thicker than paint, providing feature style and Acrylic Texture durability with colour integrated throughout.

AcraTex AcraShield®

Elastomeric Barrier coat protection up to 3 times thicker than paint – AcraShield is the system lock that ensures maximum resistance to the elements and extended system life cycle.

Paint is just paint, right?

All paints aren't created equal. Just like all products, there are different paints and brands and different quality. As the old saying goes, you get what you pay for, and it always pays in the long run to use a trusted brand – and a trusted painting contractor to apply it.

There are also different types of paints for different surfaces and for different performance. For instance an acrylic paint like Dulux Weathershield is a perfect decorative coating for surfaces like timber, and to freshen up the colour of your property. There are other alternatives like Dulux Acratex Acrashield, which is a thicker style paint that can help bridge cracks in concrete and even help prevent water from getting in, and can last longer before you need to recoat. Cracks are always present on concrete surfaces, but a membrane coating like Dulux Acratex Elastomerics range has the ability to stretch over the top of them, keeping the wall protected from weather.

Is there a cost difference?

There is difference in cost to upgrade to a membrane paint over an acrylic decorative paint. Again, you get what you pay for, and if you want to increase the time between painting, it pays to invest in a top quality paint coating.

The paint itself is a small proportion of the total cost of a paint job of a multi-residential apartment building, but it's also the most enduring. By spending a bit extra on a quality paint system, you can prevent early deterioration of painted surfaces, and extend the time between painting again, which can save you money in building maintenance.

Do I need to know which paint is best to use?

You don't need to be a paint expert when it's time to tender painting of your building. Dulux offers a free service for multi-residential strata properties, and can create a Dulux painting specification which lists the paint types for the different surfaces on your property and to the desired performance to help meet your sinking fund budget. Dulux can also help with tendering your paint project, the Dulux specification is a great document to help align tendering contractors when quoting –Dulux can even help with contractor recommendations.

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THE IMPORTANCE OF WATER PROOFING AND THE MANY TYPES AND USES.

Article by easyTrades

We have all heard of the importance of waterproofing within the building trade, but do we all know the limitations and practical uses for it?

The main areas people think of when talking about waterproofing is under tiles and in garden beds. As a remedial contractor we understand the list far exceeds this in terms of having longevity in your rectification works and warranty periods.

Areas that should be waterproofed are as mentioned:

- Under tiles and planter boxes

To have fully warranted work you should also look at water proofing:

- Top side of walls
- Top side of hoods
- Top side of external balconies (with no living space underneath)
- Lower walls where damp rising is occurring
- Roof tops
- Behind retaining walls
- Basically, anywhere water can pool or sit for prolonged periods.

Let me explain why

When you have top edges on walls or hoods that are exposed to the elements often after rain, water will pool in these areas, Mix this water with sunlight and various other contaminants and it can begin to break down the existing coating or substrates creating pin holes. Once these pin holes are formed a process called Capillary action starts to happen. This is the process of moisture being sucked into to sometimes unnoticeable holes and flowing through them causing various defects.

The most common is efflorescence.



This can cause discolouration of paint or render burn, when moisture is coming from above it can even form Stalactites.

Ensuring all horizontal surfaces have additional base coating system of a horizontal membrane such as Ardex WPM310 allows your substrate to be in its best possible preservation point, Tie these preparatory coats in with a product such as Dulux Acrashield which is also a membrane, you will have no problems ensuring a 10 warranty from supplies of products.

When moisture comes from below it can cause a defect similar to stalagmites

Often we find tiled areas that are allowing moisture in from the top, then allow calcium or lime to leach up from under the substrate, This can cause drummy tiles, unsightly build-up of calcium and damage to other pre finished products like your downstairs neighbours glass or balustrading.

There also areas where developers can cut cost by not installing waterproofing under tiles. Seems ridiculous but there is no Australian standard that states you must waterproof under tiles on an external balcony if there is no living space underneath, I have often wonder why this would not be done as a standard as your non water tight external tiles deck leaking can affect the balcony below.

Luckily if some easy maintenance of your tiles is kept with a maintenance program these issues can be avoided.

Usually you would want to replace the mastic every 5-10 years and spot grout any loose or cracking grout, we also recommend using a product such as Cementaid Driwal P6.

The modified silicon chains of Driwal P6 chemically react with calcareous materials in the outer 5 mm of surface masonry and become part of the surface. The surface can 'breathe' yet is still water repellent in-depth and sterilised against organic growth staining. It protects against weathering, grime, mould and decay.

It offers long term preservation of cement/lime-based paints and fibro/cement sheets. Its effective life can last from 8 to 14 years.



When moisture leaches through the substrate

Moisture can come through the wall and break down the substrate and form bubbling with often white powder behind the painted surface. This can also follow the pointing lines of brick work.

Usually this occurs when there is a garden bed, with the soil storing water and the waterproofing internal has broken down due to age or tree roots etc breaking the barrier.

This is a harder moisture problem to deal with without digging out the garden bed and re waterproofing the internals of the beds, which can be extremely costly.



A common problem with walls and floors that are effectively underground or have earth back-fill against the external surface is that they range from being always damp to water seeping through them.

The water develops a pressure against the external surface equal to the height of the back-fill or the depth the wall is underground. This pressure is referred to as a head of water and forces water through the wall. In many areas of Australia the water table is very high resulting in water seeping through the floor due to capillary action.

There are negative pressure membranes such as hydro poxy wpm 300.

