



Decks, balconies and balustrades

Background

Some decks, balconies and balustrades of leaky homes could be at risk of collapsing. If your house has a deck or balcony, this information sheet summarises information about the risks to decks and balconies of leaky homes.

Structures that may pose a risk are those that rely on timber beams for structural support. Those at greatest risk include balconies on buildings with lightweight claddings that imitate concrete or masonry, balconies and decks supported by untreated kiln-dried timber, and balconies on which water pools.

A balustrade is a barrier built around the edge of a balcony or deck. Those at greatest risk include enclosed balustrades covered with what appears to be solid cladding that imitates concrete or masonry (see drawing below). Water can leak inside the cladding where it gets trapped and rots the framing timber.

Often any potential problems are hidden behind balustrades or under balconies and may not be immediately noticeable.



Home showing typical enclosed balustrade



Home showing typical cantilevered balcony

Drawings supplied by BRANZ

Risk factors and warning signs

- › Balconies where support beams are constructed of untreated kiln-dried timber.
- › Balustrades and balconies clad with lightweight materials imitating concrete or masonry.
- › Balconies and balustrade tops where water pools and doesn't drain away.
- › Balconies and balustrades that move or where there are damp spots, cracks or stains near where the balcony joins the main part of the building, or the balustrade joins the balcony.
- › Balustrades that have hand rails that penetrate into the house and/or balustrade wall.
- › Cracked plaster, mould growth or colour change in the plaster finish.



To have a claim accepted under the Weathertight Homes Resolution Services Act 2006 and to qualify for the Weathertightness Financial Assistance Package homeowners must meet certain criteria and conditions.

Further information can be found on the Building Performance website:
www.building.govt.nz

What to do

If you think that your deck, balcony or balustrade may be at risk, you should stop using it until you have had it checked by a suitably qualified expert.

The following organisations will be able to identify people in your area with the necessary qualifications.

- › BRANZ Ltd
phone 0900 5 90 90 (charges apply)
www.branz.co.nz
- › New Zealand Institute of Building Surveyors
phone 0800 113 400
www.buildingsurveyors.co.nz,
look under 'Find a Member'.



Contact Us

If you have any questions about any aspect of the claim process
please call us to discuss it on 0800 324 477.

Further information can be found on the Building Performance website:
www.building.govt.nz