

Varsity Lakes, Gold Coast, Queensland

Renovating an aged care facility

This four-level aged care facility had a partial basement and suffered extensive water ingress issues throughout, in particular the room which housed the battery backup system. This system needed to remain fully operational throughout the works



CASE STUDY - REMEDIAL WATERPROOFING

Data File	Project Description	Methodology & Result
<p>Overview</p> <p>Property Type Commercial</p> <p>Project Type Remedial</p> <p>Products used</p> <ul style="list-style-type: none"> Newton System 500 Newton Baseboard <p>Key project factors</p> <ul style="list-style-type: none"> External access not possible Backup battery system needed to be fully operational throughout the works Partially below ground <p>Contractor</p> <ul style="list-style-type: none"> Wetlock Waterproofing <p>Distributor</p> <ul style="list-style-type: none"> Bayset Pty Ltd 	<p>The premium quality aged care facility spreads across 4 levels accommodates over 110 tenants.</p> <p>The partial basement/ground level houses all reception, office, car parking, laundry, kitchen, electrical and water storage services. Whilst the building is quite new, it has had many water ingress issues throughout, but in particular was the ingress into the room which houses the UPS (backup battery system) which keeps all critical medical equipment operational during power failures.</p> <p>Water was leaking in through a failed waterproofing membrane on the external subgrade wall, and in heavy rain periods could cause up to 20mm of ponding water on the floor where many of the high voltage power cables were located introducing a serious electrocution and system failure risk.</p>	<p>Newton 500 was specified because there was no access to the external walls to re-waterproof, and the client wished to have the most reliable long-term solution available. Health and Safety protocols and also required the UPS system to remain fully operational throughout works. The works could not introduce any additional risks to the equipment (i.e. dust or moisture) that would occur with the installation of an alternate liquid applied or render coating.</p> <p>Newton 503 membrane was fixed to the walls, and Newton Baseboard to the wall/floor perimeters. Baseboard was specified as its installation did not require any dusty surface preparation works, and the room could be reinstated to full use quickly.</p> <p>The system did not have any wall sheeting installed over as the room is for specific use only and was not required, allowing for very easy visual inspection.</p>