

Floor Leveling

There have been several incidents lately when liquid floor leveling was applied to an upper unit and it quickly leaked into the unit below. To prevent this from happening, the Board has decided to have a procedure in place to mitigate this problem.

1. Before any liquid floor leveling is poured, the area to be leveled must be sealed along any and all vertical surface joints.
2. For concrete substrates, fill in deep areas, holes and cracks with an appropriate patching compound or screed. Otherwise, a fluid self-leveler may leak through to a floor below or into unwanted cavities
3. The concrete surface must be primed with a primer before applying the leveling compound. This is meant not only to improve adhesion with the leveling compound but also to serve to seal the concrete slab beneath.
4. Prior to pouring the compound, in the unit below, 1 large plastic sheet must be laid on the floor, carpet, cabinets or furniture that completely covers any possible areas that could get damaged by a leak. This includes under the pour area and under any adjacent penetrations through the ceiling such as ceiling lights, ceiling fans and where the large vertical support beams meet the ceiling above. A person must be posted in the condo below that has immediately at hand rags, a couple wet rags and 2 buckets to catch drools or drips. Watch closely for leaking around the ceiling just below the above pouring area, especially around light fixtures. Remember that the cleanup done after the cement is dry will be difficult if not impossible.
5. There must be at least a 48 hours advance notice to the manager and the owner of the condo below when there is a planned floor leveling pour. The manager will give access to the condo below for the person that will be posted.

The owner doing the floor leveling is financially responsible for any damage, any cleaning required, and any future complications or damage caused by leaks into the ceiling that go undetected until a later date in the future, in the unit below his/her condo.