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Composite Structures

**Architectural**  
Commercial



## PROPERTY MANAGEMENT - BALCONY SOLUTIONS

### Overview

A property management company owns numerous apartment rental properties in the Greater Toronto Area. A few of their properties had balconies that required recurring maintenance and replacement due to outdoor environmental conditions. It was vital for the company to find a solution that would be both cost-effective and low maintenance.

### Problem

The existing balconies, both single and double-sized, consisted of a solid cement slab base and steel barriers/handrails. This type of construction made it difficult for accumulated rainwater and melted snow to properly drain and resulted in water damage and unsightly stains on the brick exterior of the buildings. Additionally, the steel barriers and handrails were prone to rust and required routine sanding, repainting and inevitable replacement.

### Solution

After considering all of the structural and environmental factors, Fibergrate recommended a complete replacement of all 62 existing balconies. The Fibergrate solution involved the installation of a covered FRP grating base and a customized FRP handrail system. To address the drainage issues, small slots were included around the perimeter of the base. The doubled-sized balconies were given privacy separation with an FRP divider. The new FRP balconies give the apartment buildings a clean and fresh appearance, while also being virtually maintenance-free. The property management company is very pleased with the end result and has since contracted Fibergrate to replace the balconies on other properties.

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**Before**



**After**



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