

CASE STUDY

OLIVIA TERRACE APARTMENTS BALCONY/RAILING RETROFIT

Hackensack, New Jersey

RAILING: Interna-Rail® Non-welded Aluminum Railing with Pickets **FINISH:** Dark Bronze Anodized Finish



Engineer/Architect: O & S Associates *Contractor:* Jesan Construction and Maintenance Services *Owner:* JP Management

The Olivia Terrace Apartment Complex, with a total of 40 balconies, needed to update the concrete balconies and associated railings. One of the major challenges was designing an anchoring system for the railings that took into account recently upgraded balcony anchoring specifications that were incorporated into the IBC 2009 building code. IBC is upgraded every 3 years (2009/2012/2015/2019). States and cities adapt them at different time frames.

Working with O & S Associates (project engineer), Hollaender designed an anchoring system that incorporated backing plates. However, when it became apparent that this design could possibly delay work on the concrete renovation portion of the project, Hollaender developed a side mounting system that allowed the contractor to complete concrete remediation work prior to the railing installation.



JP Management chose the Architectural Class 1 dark bronze anodized finish. JPM, O & S and Hollaender have found that this type of finish provides excellent protection against UV rays as well as being a more durable.

All stakeholders are pleased with the aesthetics and functionality provided by these railings.

Hollaender
Architectural Railing Systems

P.O. Box 156399 | 10285 Wayne Avenue | Cincinnati, Ohio 45215-6399
800.772.8800 | 513.772.8800 | Fax: 800.772.8806
Email: sales@hollaender.com Web: <http://www.architecturalhandrail.hollaender.com>