



Concrete Front Porch Guidelines

Common in many homes, concrete porches are relatively durable, but can crumble and become broken, ugly and even dangerous when exposed to high traffic, freezing and weathering. Most damage, however, can be repaired without going to the expense of replacing the entire porch. Whether the porch has a few cracks, the corners have begun to crumble or the porch is cracked and pitted homeowners can restore the durability and attractiveness of their front porch with the right techniques and materials.

Dominion Club front porches throughout the community may eventually be in need of repair and/or replacement due to:

- spalling - surface failing in which the concrete is flaked or pitted;
- damage due to using corrosive de-icing products which can potentially damage masonry surfaces; or
- sagging and/or cracking.

Repair and/or replacement of these surfaces may be required for safety and aesthetic reasons.

Below are several options to address front porch repairs. It's best to consult with a professional prior to considering *any* option so you understand the process, prices, and any warranties. The quality, effectiveness, and longevity of the work very much depends on the knowledge and skill of the installer. Some repairs are short term, like skim coat, lasting a few years. Others are more permanent.

Concrete paint/patchers: several products are available such as high-strength, polymer modified repair patchers for making thin structural repairs to concrete surfaces. Finished surface color should be a **solid** grey to match existing porch concrete color.

Skim coat: Skim-coating or resurfacing concrete front porches not only renews their appearance, but it extends their lifespan by improving drainage and waterproofing. The colored topcoat should be a **solid** grey to match existing porch concrete color.

Gorilla Garage: Gorilla Garage system is a proprietary polyaspartic polyurea garage floor coating. The Gorilla Garage floor system is an "elastomer," which means it has some stretch and give as concrete settles and moves. Finished surface color should be a **solid** grey to match existing porch concrete color.

NATURE STONE® Brand Flooring: is specifically engineered to cover existing concrete floors/porches. The finished product should be a **solid** grey to match existing porch concrete color.

Porcelain tile: Use ½ inch thick, good outdoor non-slip porcelain tile installed over the concrete porch. It is engineered to be frost proof and impervious to water penetration (**do not use ceramic tile**). The tile must be grey to match the concrete porch or match the color of your home's foundation stone. Take pictures of your porch and foundation to use to match the colors. Grout color must match the tile color closely.

Any other choice of material/color/pattern/configuration solution requires the submission of Exterior Modification Forms and approval by both the Dominion Club Design Review Committee (DRC) as well as the New Albany Links Architectural Review Board (ARB).

If your front porch is structurally compromised, you will need to replace it with a complete re-pour of a new porch. The finished product should be a solid grey to match previous porch concrete color.