

System Review certificate



NHBC Services Ltd confirms that

System owner: Balco Balcony Systems Ltd

System name: Levitate

System manual: Technical Specification v3 - 2024

has been reviewed by the NHBC System Review team and as detailed in the System Manual can meet the NHBC Technical Requirements, subject to the exclusions and limitations listed in this certificate.

This certificate is valid until such time as it is no longer published or authorised by NHBC. Readers are advised to check the validity and latest issue number of this certificate by either referring to our website at nhbc.co.uk/systemreview or contacting NHBC directly.

NHBC Services Ltd has undertaken a technical review of the System manual as set out in line with the NHBC System Review Technical Document for Innovative systems. The NHBC System Review Service is intended solely to provide confidence that the Innovative system meets NHBC Standards and is not intended as evidence of performance for any other purpose. Appraisal of the Innovative system against building regulations is not carried out as part of this Service.

NHBC reference: 4052

First issued: 28/05/2025

Version number: 01.2

Revised on: 26/01/2026

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NHBC reference: 4052.01.2

System description

The Levitate Balcony System is a prefabricated mild steel and aluminium balcony for attachment to low- and high-rise residential buildings, including buildings over 18m. It is designed for single family dwelling units and limited use communal areas within blocks of flats, in accordance with Category A5 (Domestic and residential activities; communal areas within flats of limited use) of BS EN 1991-1-1 (UK Annex). Flats of limited use are defined as flats not more than three storeys in height and with no more than four self-contained dwelling units per floor accessible from one staircase.

The balcony chassis is the primary structural element common to all Levitate variations, formed from galvanised mild steel components and aluminium extrusions, with galvanised mild steel "arms" perpendicular to the building façade. The chassis connects to the building via proprietary cast-in or bolt-on building connector stubs assessed on a project-specific basis. An aluminium soffit panel manages rainwater through either 'edge' or a 'piped drainage' solution. Floor finishes include non-combustible concrete tiles, or aluminium decking in a range of RAL colours. Various prefabricated balustrade options are available. Further information is contained in the Balco Levitate brochure version 2 - 2023.

Exclusions and limitations

Additional requirements must be met in order for a new home to qualify for Buildmark cover. Buildmark cover for new homes will only be issued to Builders or Developers in accordance with the latest version of the NHBC Rules (a copy of which can be found at nhbc.co.uk).

- The overall design and structural limitations must be assessed on a project-by-project basis by a suitably qualified Structural Engineer.
- For buildings over 50m, or with unconventional (e.g., non-rectangular) layouts, or near other tall buildings, net wind pressures on guarding must be determined through detailed scale-model wind tunnel tests following BS EN 1991-1-4, (with UK National Annex), and PD 6688-1-4.
- The System has been designed to a minimum vertical frequency of 5Hz (tested to 8.2Hz) in accordance with BS 8679:2020.
- Deflection has been restricted to a maximum of 5mm under a static 2kN concentrated load in accordance with BS 8679:2020.
- The specification and design of proprietary cast in or bolt-on balcony connector stubs including the cantilever arms, fire stopping, and cavity barriers are outside the scope of this certificate.