Re-establishing premises after the 2022 flood event

Richmond Valley Council understands that it will take our community a long time to recover from the 2022 floods.

If your house was impacted by floodwaters and you need to replace floor, wall and ceiling linings it **is recommended**, you use flood resistant materials for any replacements.

Before starting restoration works you must check the following**:**

- The building is structurally safe – a structural engineer, suitably qualified building consultant or licensed builder can assist with this.
- A licensed electrician has confirmed the power supply and installation is safe (appliances must be checked individually).
- The gas supply has been checked by a registered gasfitter and either tagged as safe or disconnected.
- The sewerage system is safe and operational. Flooded septic tanks should be checked by a licensed plumber and pumped out as soon as possible where necessary, together with clearing the disposal field of any silt.
- The house must be sufficiently dry before repair work is carried out. Test moisture levels are below 15%, so as not to provide an environment for mould and fungi to grow.
- Undertaking repairs to the house before it is dry enough, can result in**:**
  - mould developing
  - future degradation of structural materials if they are enclosed before drying
  - poor adhesion (blistering) of finishes
  - materials continuing to move as they finish drying, resulting in cosmetic cracking to plaster and paintwork
  - lifting and bubbling of vinyl floor coverings
  - health problems for occupants.

Review list of the following non resilient materials (middle column in attached Schedule 1) & determine if they are present in your home and consider where possible, replacing them with flood resilient materials (shown in the right-hand column).

Electrical	**Existing**	**New Work**
Meter boards	No safety switch installed	It is Recommended that a Residual Current Device (safety switch) be installed.
Smoke alarms	Battery operated	Replaced with a smoke alarm wired into the mains electrical system

Building Element	Non Flood Resilient Materials	Flood Resilient Materials
Wall framing (Non -loadbearing) (Where possible, replace non resilient materials with flood resilient materials)	Pine	Hardwood Steel
Internal wall linings (Where possible, replace non resilient materials with flood resilient materials)	Plasterboard Panelling made from pine or other softwoods MDF (medium-density fibreboard)	FC (fibre cement sheeting) Villaboard Tiles Hardwood panelling Metal Polycarbonate / translucent sheeting Marine grade / moisture-resistant plywood When installing the new wall lining place the bottom of the sheet a minimum of 12mm above the top of the bottom plate and cover the gap with a skirting board that is screwed to the frame. This will allow for the skirting to be easily removed to assist in draining flood waters from the cavity and for silt to be hosed out.and assist in drying out the wall cavity.
Internal flooring (Where possible, replace non resilient materials with flood resilient materials)	Carpet Floating timber floors Vinyl on a non resilient substrate Cork	Polished concrete Tiles Hardwood flooring on a flood resilient substrate Rubber / vinyl on a flood resilient substrate
Internal floor substrate (Where possible, replace non resilient materials with flood resilient materials)	MDF Particle board (yellow tongue sheet flooring) Low grade, non-marine plywood	FC (fibre cement sheeting)
Insulation (Eliminate wall cavities by replacing loose fill insulation with rigid insulation)	Wool and fibre cement batts Other spray products	XPS (rigid) insulation Closed cell flexible sheet insulation Sprayed polyurethane foam
Doors and windows (Replace cavity doors)	Hollow core doors	Solid core doors (wet proofing) Flood doors (dry proofing)
Cabinetry frame (Where possible, replace non resilient materials with flood resilient materials)	Particle board MDF panels	Compact laminate Acrylic solid surface Marine grade ply Composite timber panels Stainless steel frame (open)
Cabinetry benchtops (Where possible, replace non resilient materials with flood resilient materials)	Laminate Particle board MDF	Acrylic solid surface Marine grade ply Stone Composite stone Stainless steel
Grout (When retiling, use a flood resilient grout)	Cementitious grout	Semi-epoxy grout Epoxy grout Polymer resin grout

Should you require further information or wish to discuss the above, please visit contact us on 02 6660 0300 or www.richmondvalleycouncil.nsw.gov.au