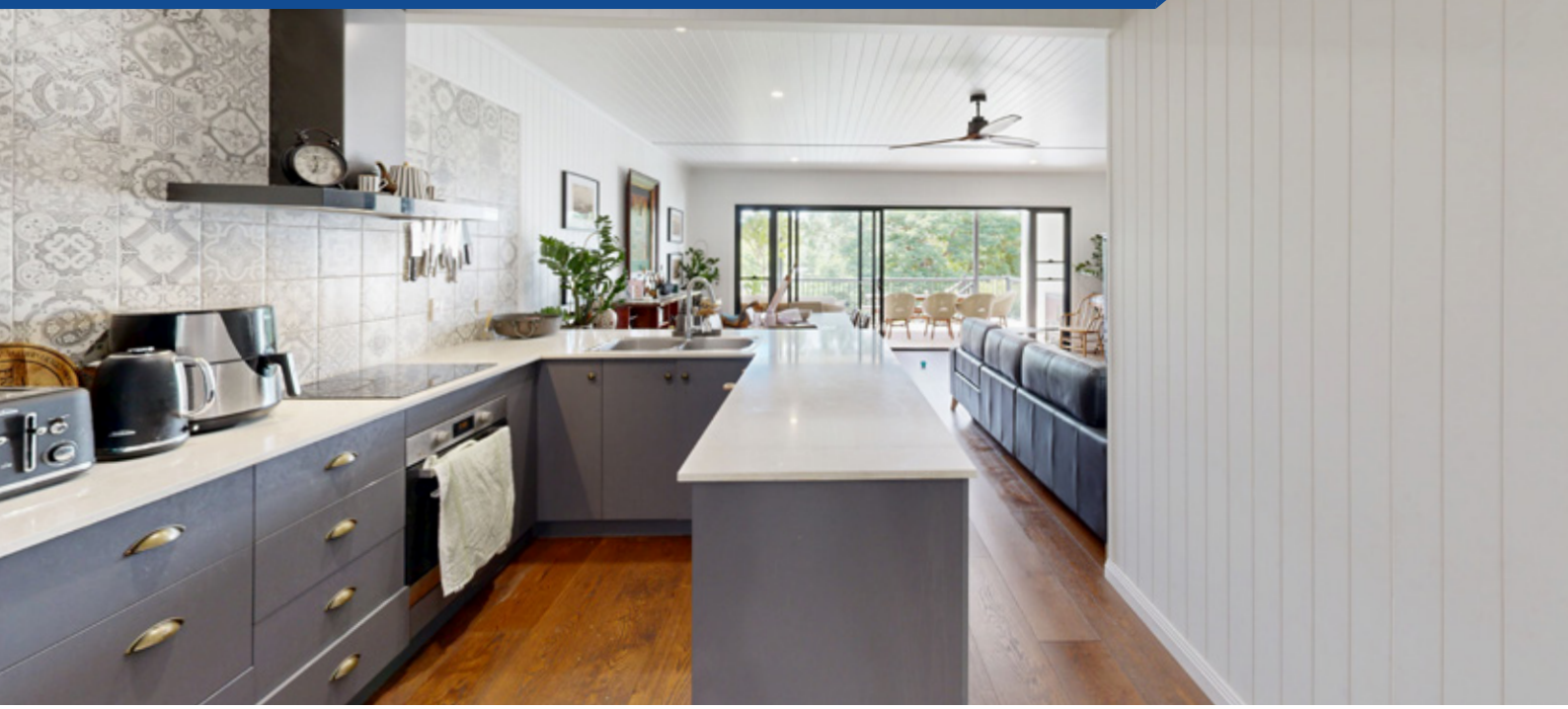
FOR HOMEOWNERS

Benefits of flood-resilient home improvements



Flood-resilient design involves improving the design, construction and materials used in buildings to minimise damage caused by floodwaters.

Flood resilience is not about stopping flood waters, or flood-proofing a home. Flood resilience helps decrease damage, allowing you to clean, repair and move back in more quickly after a flood with less disruption to your life and home.

Resilient materials are not new. We know these materials are reliable as they have been used for many years, particularly in external areas exposed to the weather. Most materials are available at your local hardware store.

Making changes to your home and using flood-resilient design doesn't have to be done all at once. You could make these improvements to your home over time, and as your budget allows.

Having a flood-resilient home may help:

- reduce the impact of flood damage to your property
- minimise the cost and inconvenience of getting your life back to normal after a flood
- save money in the long term as you won't have to pay for ongoing repairs to your home after floods
- prepare your home for potential changing flood conditions in the future
- bring you peace of mind that your home will be more protected and easier to clean up after a flood
- put downward pressure on your insurance premium.

Some ways to increase your home's flood resilience include:

- replacing floors with flood-resilient materials (e.g. tiles or polished concrete)
- improving electrical works (e.g. dedicated circuits with lockout breakers between levels and raising power outlets, switchboards, air-conditioning units and hot water systems above recognised flood levels)

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- replacing plasterboard wall linings, with flood-resilient linings
- replacing hollow core doors with solid core doors
- using flood-resilient materials in cabinetry
- using hardwood for skirting and architraves
- replacing cavity sliding doors with face-of-wall sliding doors or swing doors and seal wall cavity
- removing cavities under or within staircases for easy cleaning after a flood
- replacing cavity walls with non-cavity walls.

What you need to know about flood-resilient floors

- Flood-resilient floors are easier to clean and dry out after a flood.
- When replacing flooring, non-resilient materials should be replaced with flood-resilient materials. This reduces damage, warping, and rot.
- For tiled floors, a flood-resilient, or 'epoxy' grout, is applied. It's less porous than regular grout and ensures the material beneath the tiles is protected from water damage.

Some examples of flood-resilient flooring materials include:

- polished and painted solid timber floorboards
- polished and sealed concrete
- tiling sealed with a water-resistant adhesive and epoxy grout.

Examples of non-flood-resilient flooring materials:

- carpet
- floating timber floors
- cork
- vinyl on a non-resilient subsurface.

What you need to know about flood-resilient wall linings

Flood-resilient wall linings are easier to clean and help prevent mould after a flood.

Non-resilient wall linings, such as plasterboard, will swell and be damaged if there is a flood and may be prone to mould.

Flood-resilient wall linings, such as fibre cement, are far more durable and are often used externally.

A mould-resistant paint should also be applied to stud work to prevent future mould growth.

Maintaining flood-resilient walls

You must be able to clean out a wall cavity after a flood to reduce damage to your walls. This can be done by using screw fixings or single skin construction where the wall lining is only applied to one side of the studs.

To clean out a wall cavity, remove the sheeting and skirting, then wash or hose out the area as quickly as possible. Allow the studs to dry before reinstalling the wall lining.

What you need to know about raising essential services

Raising your essential services, such as power points and air-conditioning units, will help keep your household running during and after a flood. This will help you to keep your home cool, keep the lights on and clean up faster.

How high should you raise your services?

Services should be raised above the flood event level, or as high as practical to install and function. You should also consider the flood risk advice from your local council, which may have additional guidelines specific to your area.

More information

To find out how you can prepare your home for a flood, visit **getready.qld.gov.au**

For flood information from your local council, visit **getready.qld.gov.au/find-your-local-council**

To learn more about resilient building materials, talk to your builder or architect.

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