

FLOOD RECOVERY ADVICE – BUILDING INTEGRITY

This Advice Sheet is intended to provide detailed information that needs to be considered by anyone whose building has sustained flood damage. It aims to assist people to make decisions for the future in relation to repairing, rebuilding or relocating.

BUILDING STRUCTURE

When the bulk of the debris has been removed, an assessment by an independent structural engineer is necessary to establish the extent to which the structure or the footings and founding soils of the building have been affected. If the structure of the building is sound, repair can be considered, but if the building is deemed to be unsound there is little point in progressing with the clean-up until longer term decisions have been made.

No decisions should be made regarding the repair of the building until independent, written advice has been provided by a registered structural engineer. A structural engineer is the only person qualified to provide you with this advice.

TERMITES

The effectiveness of termite management systems – physical barriers, chemical barriers and monitoring

systems – is very likely to have been compromised if inundated by floodwater.

Physical barriers are likely to be breached by mud residue (in wall cavities, for example); chemical barriers will have been diluted or completely flushed from the soil and monitoring systems ('bait stations') will often have disappeared.

In all cases, it is important to make contact with the installation contractor and to request an assessment of the system. Details of the contractor will usually be found on a weatherproof sticker placed within the electrical meter box on the property.

A request should also be made for a suspension of any regular system installation payments.

If you would like to talk to an Archicentre Australia architect – a property assessment and design expert – about a particular matter, please call Archicentre Australia on 1300 13 45 13 or go to www.archicentreaustralia.com.au