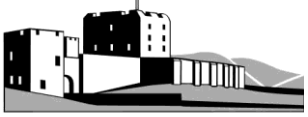
CARLISLE CITY COUNCIL



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Building Control Flood Restoration Guidance

Our Building Control team is able to offer advice and guidance on flood restoration to dwellings and businesses. For advice and support, please contact them on 01228 817184 or email bc@carlisle.gov.uk

After the flood water has subsided the building structure may take days, weeks or months to dry out. You must be prepared for this. Early re-occupation is unlikely. Whilst the building is drying out the air inside will be quite damp. It is necessary to ensure good ventilation to assist in the drying out of the building to avoid mould growth and respiratory problems.

Flues and air vents serving boilers, gas fires etc. may be blocked with debris. Such appliances should not be used until the flues and air vents have been cleared to avoid carbon monoxide poisoning.

Flood water may be trapped in wall cavities or under floorboards. It may be necessary to make holes in the bottom of walls or lift floorboards to let the water drain away. Any wall with cavity fill insulation will have become saturated and the cavity insulation may need to be removed.

Parts of the building structure may have become weakened by being soaked in water. The weight of water held in absorbent materials, such as insulation or plasterboard, together with softening of those materials by the water, may cause them to collapse. These should all be stripped out by a suitably experienced and equipped contractor. Once dried out, brick and timber may require treatment to prevent fungal growth in areas like sub floor spaces and cellars.

Your insurance company should be able to help you in surveying the damage and obtaining the specialist contractors you will require.

Local Authorities have powers under the 1984 Building Act to deal with structures that have become dangerous. They can also use emergency powers to abate any dangers to members of the public and seek professional advice regarding any structural defect. These problems can be progressive and occur long after the flood event.

Ensure you use qualified building contractors for all the work and that the minimum standards in the Building Regulations are complied with. Always contact your insurers and the Local Authority before you start on any work.

Upgrading of retained thermal elements of walls and floors

Building owners may need to improve the thermal efficiency of their building after flooding, where work is required to renovate wall surfaces and replace floors and windows. This will need to be notified to Building Control. Upgrading of the walls and floors with the introduction of insulation materials will only be required if the proposals to upgrade are deemed as technically and functionally feasible. There are, of course, benefits to the occupier on completion due to the levels of insulation provided and the reduction in energy consumption. The cost of any such works, together with the cost of the application should be met by your insurance company.

Table A below provides guidance on the minimum levels that must be achieved where they are technically possible.

It may not be technically possible in some buildings due to layout and the problems adding thicker materials will cause. Advice should be sought from the Local Authority where these minimum standards cannot be achieved.

Table A Upgrading retained thermal elements

Element[1]	(a) threshold U-value W/m^2K	(b) Improved U-value W/m^2K
Wall – cavity insulation[2]	0.70	0.55
Wall – external or internal insulation[3]	0.70	0.30
Floor[4,5]	0.70	0.25
Pitched roof – insulation at ceiling level	0.35	0.16
Pitched roof – insulation between rafters[6]	0.35	0.18
Flat roof or roof with integral insulation[7]	0.35	0.18

1. "Roof" includes the roof parts of dormer windows and "wall" includes the wall parts (cheeks) of dormer windows.
2. This applies only in the case of a wall suitable for the installation of cavity insulation.
3. Where this is not the case, it should be treated as "wall – external or internal insulation." A lesser provision may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room bounded by the wall.

4. The U-value of the floor of an extension can be calculated using the exposed perimeter and floor area of the whole enlarged building.
5. A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor levels.
6. A lesser provision may be appropriate where meeting such a standard would create limitations on head room. In such cases, the depth of the insulation plus any required air gap should be at least to the depth of the rafters, and the thermal performance of the chosen insulant should be such as to achieve the best practicable U-value.
7. A lesser provision may be appropriate if there are particular problems associated with the load-bearing capacity of the frame or the up-stand height.

Floor reinstatement work requiring notification to Building Control can be applied for on a ‘Building Notice’. A fee of £120 (including VAT) will be invoiced at commencement of the work.