



ASSOCIATION OF WALL & CEILING INDUSTRIES AUSTRALIA & NEW ZEALAND

PLASTERBOARD RECTIFICATION RESULTING FROM FLOOD INUNDATION

Where the dwelling has been inundated with flood waters, it will be most likely that affected plasterboard will need to be removed.

In many cases it will be obvious where plasterboard has been soaked or contaminated but if in doubt, seek the advice of a professional tradesman to assess necessary actions. Over-eager early action, may remove more plasterboard than is necessary, so review the following information before stripping out the linings. If rectification work is to be claimed through insurance, make sure that you contact the insurance assessor to determine appropriate rectification actions.

CONSIDERATIONS:

- Identify the type of lining – Plasterboard, Fibre Cement Sheet*, Timber, Fibrous Plaster. Plasterboard may need removal from the level of inundation. Timber and Fibrous Plaster may not require removal and may simply require bleaching and washing down.
- Identify the safety hazards, sharp materials, nails, electrical, etc and use appropriate Health and Safety procedures.
- Where the board has attracted mould and has not been inundated, then a proprietary cleaner with bleach or similar may be used. This is usually all that is required to keep the mould at bay; however oil of cloves can provide a longer residual mould inhibition giving a more lasting result.
- Plasterboard that has to be removed should be taken to the nearest board joint above the inundation level. Depending on the size of the plasterboard, this will either be 1200mm, 1350mm or full height, to the ceiling.
- Remove wet insulation.
- Surface and backing paper delamination is likely to occur down the track if wet plasterboard has not been replaced.
- Stud adhesive may also have been compromised and will not become evident until later.
- Contamination of sheeting by sewage, toxins and chemicals needs to be evaluated.
- Almost all ceilings that have been inundated will need to be replaced (especially where absorbant insulation is involved). Water will likely have ponded for too long a period, and all the fixings compromised as well.

*Please note, the document primarily refers to Plasterboard. Fibre Cement Sheet is different to Plasterboard and subject to different considerations and might not require removal. Fibre Cement Sheet should be carefully assessed as to whether or not it contains any asbestos – seek specialist advice on removal if sheets contain asbestos. Please contact the fibre cement manufacturer for guidance