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# Flood Recoverable Buildings

# What Is Flooding?

Flooding is the overflow of water from a water body onto adjacent lands. One or more water bodies can contribute to flooding at a given site - a river, stream, ocean, bay, lake or stormwater retention/detention area.

## Flooding Damage

Flooding can damage buildings and their contents in many ways but the most common flooding damages arise from:

1. Structural damage due to impact from high velocity flow, flood-borne debris and waves.  
  
Dincel walls have been tested and certified against magnitude 9 earthquake forces. For further information refer video and report by the University of Technology Sydney - Building Solution for Earthquake Prone Regions.  
  
The superior strength of Dincel proven by the above is adequate for the majority of structural damages due to flooding.
2. The majority of flooding is from inundation because buildings are not allowed to be built within water courses. Water inundation causes degradation of buildings and contamination of the building due to flood born substances or fungus/mould.
3. American buildings demolished after 2005 Hurricane Katrina was not because of structural damage, but because of fungal growth.  
  
Dincel is waterproof<sup>(1)</sup> and does not support fungal growth.

## Flooding Insurance

Flooding insurance policies may not offer building replacement<sup>(2)</sup> in medium to high risk flood areas. Building replacement<sup>(2)</sup> flooding policies will require exorbitant insurance premiums even in low flood risk areas.

Waterproof/fungi free Dincel Structural Walling eliminates the possibility of building structure replacement<sup>(2)</sup> which allows insurance companies only to deal with building wall finishes, building floor coverings and building contents replacement of a flood affected building.

## Housing After Flooding

- Efflorescence and cracking are major issues with masonry construction.
- Long drying time is required before any work takes place.
- Rising damp further increases drying time.
- Fungal growth hard to avoid.
- Very hard to save conventional structures made out of timber/ veneer (particularly the replacement of sisalation would be impossible without removing the external cladding/skin of the wall), masonry and concrete.
- Most likely insurance refusals.

***It is difficult to sell flood affected homes even 10 years after flooding -  
Dincel Structural Walling is waterproof and fungi free.***

<sup>(1)</sup> As tested by CSIRO.

<sup>(2)</sup> Dincel structural solutions including Dincel diaphragm walls can withstand major water forces. Dincel is waterproof, no drying period required after flooding.



2022 Hawkesbury Region NSW Australia



2013 East Coast United Kingdom



2013 East Coast United Kingdom



2005 Hurricane Katrina United States of America



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