

PRIOR ASSOCIATES

Consulting Engineers

1st Floor Offices
S.T.R.F.C.
Julius Martin Lane
Soham
Ely
Cams. CB7 5EQ

Tel: 01353 722330
email: mail@prior –associates.co.uk

RESILIENT CONSTRUCTION

There are various options to create a resilient building where there is a possibility of flooding. The detail here is for a building where flooding is allowed.

The aim of Resilient Construction is to use and place building materials that will not deteriorate if submerged at low level in a building likely to be flooded.

Examples of detailing to be used.

1. No pink plaster or similar material to be used on walls.
2. Wall finishes to be tiles on waterproof adhesive/grout direct onto blockwork.
3. Floor finishes to be tiles using waterproof adhesive and grout direct on to sand/cement screed.
4. No wooden skirting boards, architraves or door linings to be used, UPVC is acceptable.
5. Kitchen fittings and fixtures to be hung from the wall with open shelves made of fibre cement board.
6. All electrical systems, including switches and sockets to be at least 1.2 metres above floor level.
7. Electrical goods such as washing machines, dishwashers, tumble dryers to be sat on work surfaces well above floor.
8. Entrance doorway will have a level threshold to comply with Building Regulations, but sandbags should be available to provide at least 300mm of protection.
9. Sewage system to have a non return valve.

The forgoing are examples, and the detail of the building should be carefully considered by those building.