

# Reinstating Plasterboard in Houses Subject to Flooding

Addressing the Bracing Questions

# Reinstating Plasterboard – Current Guidance

- MBIE have provided guidance *Damage to wall linings (plasterboard) caused by flooding*  
<https://www.building.govt.nz/managing-buildings/managing-buildings-in-an-emergency/remediation-repair-and-urgent-works/damage-to-wall-linings-plasterboard-caused-by-flooding/>
- Some additional questions have arisen in relation to the bracing aspects associated with plasterboard and how the requirements of s17 of the Building Act *All building work must comply with building code*

# Reinstating Plasterboard – The Key Bracing Questions

- Can the reinstatement of the lower levels of plasterboard be carried out as exempt works?
- Which eras of houses require a bracing check?
- If a bracing check is required, who can do this?

# Additional Guidance to be Prepared

- Objective: Targeted guidance that traverses different eras/methods of construction and provides a means of establishing compliance with s17 and s112 of the Act
- Clarifying when reinstatement can be undertaken as exempt works
- MBIE will work together with BRANZ and the HBELG to prepare additional guidance covering this aspect

# Reinstating Plasterboard – Potential Answers

1. If a house is **pre-1978**, then there is no need to check the bracing, as the plasterboard was only providing secondary bracing to the primary diagonal timber bracing.
  - Simple reinstatement of the plasterboard to whatever height will meet the requirements of s112 (ie. the house overall would be no worse structurally)
2. If a house is **1978 or later**, and likely to have defined bracing elements, then the permit/ consent documents should be obtained and reviewed to identify which sections of the walls need full reinstatement
  - likely to require full height replacement with NZS3604 base fixings to correspond with the original intent

# Reinstating Plasterboard – Potential Answers

3. If the consent drawings can be obtained, then an LBP (ideally with some basic training) can do the check, and specify the replacement, as it is likely to be comparable materials
  - hence undertaken under Schedule 1 exemption and is not Restricted Building Work
4. But if the consent drawings cannot be obtained, then the bracing review and repair specification will need to be undertaken by a Designer or Engineer

# Risk Categories for Flood and Landslide Affected Properties

Category	Definitions	Examples
1	Repair to previous state is all that is required to manage future severe weather event risk	Minor flood damage to repair but no need for significant redesign/retrofitting
2C	Community level interventions are effective in managing future severe weather event risk	Local government repairs and enhances flood protection schemes to adequately manage the risk of future flooding events in the face of climate change effects
2P	Property level interventions are needed to manage future severe weather event risk, including in tandem with community level interventions	Property specific measures are necessary e.g., improved drainage, raising houses is necessary. Benefits accrue to property owners but some may face affordability issues
2A	Potential to fall within 2C/2P but significant further assessment required	Interventions may be required / possible but insufficient information to provide initial categorisation (these may subsequently move between "2" categories or to categories 1 / 3)
3	Future severe weather event risk cannot be sufficiently mitigated. In some cases some current land uses may remain acceptable, while for others there is an intolerable risk of injury or death	In the face of enhanced climate risks the property may face unacceptable risk of future flooding. Other property could be subject to unstable land that poses an ongoing risk