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Cyclone Gabrielle Building Recovery Information Pack

March 2023



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(stickering).

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Cyclone Gabrielle Rapid Building Assessments (stickering)

Our Building Consent Officers have carried out rapid building assessments across Central Hawke's Bay.

Following inspections, your property will have received either a WHITE, YELLOW or RED sticker. The stickers are a legal instruction and only authorised officials can place, change or remove them.

What do the stickers mean?

The sticker (placard) system identifies whether or not your dwelling house is safe to be occupied (example - a red or yellow sticker being allocated to it). It also depicts whether it is appropriate to occupy your building - depending on whether you have both sanitation (toileting, bathing or body washing provisions) in place and working food preparation areas with cooking provisions.

RED

Means re-entry is prohibited because the building is no longer safe or significantly compromised.

YELLOW

A yellow sticker means assessors have concerns about the building's performance and access may have been restricted to part of the building only or may be restricted for short-term only.

WHITE

The property may have minor damage but is sufficiently safe and habitable.

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What do I need to do if my property is stickered?

If the property is stickered **RED** or **YELLOW** residents may need Temporary Accommodation Services or to stay with family and friends in the meantime. For Temporary Accommodation Services please phone 0508 754 163, Monday - Friday 8.30am -5pm, Saturday and Sunday 8.30am - 5pm or visit **www.tas.mbie.govt.nz**

What happens next?

Rapid assessments are an initial safety check. You will need to make contact with your insurer as a first step and depending on the damage, speak to a suitably qualified tradesperson or chartered professional engineer. Once work has been completed, Council inspectors will need to reassess your building to have the sticker downgraded to white. If your dwelling has been decontaminated and dried out (and you have sanitation and cooking provisions) you may request the Council reassess your dwelling with a view to downgrading to a white placard. A white sticker (placard) means you can occupy your dwelling without restrictions while repair work is being carried out. The sticker system identifies appropriate occupancy and is not necessarily related to the progress of your rebuilding process.

Once the rebuilding work is complete you will need to supply Council with exemption forms (available in this pack), photographs of the work being completed, waterproof membrane installer sign off etc. The property file will then be updated to show the flood damage has been repaired and addressed.

Please phone our Customer Service team on 06 857 8060 to arrange an inspection.

What if I don't have insurance?

Support and assistance may be available through Ministry of Social Developments Civil Defence payments, please contact them on **0800 400 100**.



For the latest information and updates scan the QR code or visit www.chbdc.govt.nz.

Getting started

Your property has been stickered, what next?



Pathways for repair

Building consent exemptions for damaged buildings (building work that doesn't require a building consent)

The Ministry of Business, Innovation and Employment (MBIE) has produced a quick guide to provide information on what building work may not require a building consent.

This quick guide should be read in conjunction with the guidance from the discretionary exemptions below (B) and guidance from your insurance company.

www.building.govt.nz/assets/Uploads/managing-buildings/post-emergency-building-assessment/building-consentexemptions-for-damaged-buildings-quick-guides.pdf

B Discretionary Exemptions

Some work does not need a building consent. The following work is exempt under Building Act 2004 Schedule 1, item 2:

- Replacement of thermal or acoustic insulation in external walls.
- · Replacement of wall linings that provide wall bracing.
- · Replacement of floor linings and coverings.
- Replacing wet area showers.

Please note that building consent exemptions do not extend to damage that is:

- · a result of land failure or movement,
- · relating to a fire separation (such as a fire wall), or
- · flood repair work to commercial or industrial buildings
- installation of solid fuel heaters.

Building Consent

Where a building consent is required follow the standard process for applying. Design professionals will be familiar with this process and more information is available on our Council website.

Our building recovery team will be focused on processing applications for building consent which are required to enable people to return to their buildings if they have been prohibited by a red or yellow sticker.

Please note: Depending on the scale of your remediation you may need resource consent as well as a building consent.

Next steps

Once work has been completed, you will need to supply Council with a completed Discretionary Exemption application form and checklist (attached) along with photos of the reinstatement work. These can be emailed to **BuildingAdmin@chbdc.govt.nz**.

C

Cyclone Gabrielle Discretionary Exemption application form

Schedule 1, Part 1, Exemption 2

The Building Act 2004 provides for, in part, the regulation of building work, and to promote the accountability of owners, designers, and builders. Part 1 of Schedule 1 of the Act provides for building work for which building consent is not required. A copy of Schedule 1 is available at **www.legislation.govt.nz**. Refer to the disclaimer on page 3.

1. BUILDING

Street address of building:

Legal description of land where building is located: (Lots/DPs/Valuation Numbers)

Property No(s):	
Building name: (if applicable)	
Location of building: (within site/block number)	
Number of levels:	
Floor area: (in m ² above & below ground)	
Current lawfully established use:	
2. THE OWNER	
Name of Owners/Company:	
Contact details:	
Phone:	Mobile:
Fax:	Email:
3. THE APPLICANT/AGENT (IF DIFFERENT FROM OWNE	R)
Name:	
Contact details:	
Phone:	Mobile:
Fax:	Email:
Relationship to Owner:	
4. THE PROJECT	

Work is exempt under Clause(s): (refer to first schedule and state clause number etc.)

5. DESCRIPTION OF BUILDING WORK

Please describe work for which exemption is sought and attach plans/photos for record keeping purposes:

Has Construction started? (Please tick)	YES	NO	
If no, when will construction start?			

If yes, when will construction be completed?

Disclaimer:

The 'Notification to Record Exempt Building Work' is a service provided by Council to building owners undertaking exempt Building work. The purpose of the service is one of record keeping only. Council undertakes no statutory function under the Act in maintaining this service. It is the Owner's sole responsibility to ensure compliance with the Building Code, The Resource Management Act 1991, the CHBDC District Plan and any other statutory requirement that may apply.

To avoid any doubt Council accepts no liability for checking compliance of the building work with Schedule 1, Council is not required to undertake any inspection or issue any certificate in respect of the notified exempt building work. Undertaking building work that is not exempt building work is an offence under Section 40 the Building Act 2004.

6. SIGNATURE

Name: (print clearly)

Signature:

Dated:

OFFICE USE ONLY		
Date received:	Received by:	Signed:
Date loaded:	Loaded by:	Signed:

Pre-assessment checklist

The following checklist is for homeowners who are completing work themselves or for a suitably qualified person to complete the required work.

Name of owner:

Address of dwelling:

	YES	NO	N/A	Work completed by owner/LBP
				.,
Have you verified the moisture levels in the framing?				
Have you cleaned out your cladding system cavity?				
Have you re-installed insulation in the walls?				
Have you re-installed insulation in the subfloor?				
Have you re-instated internal linings (including brace elements) to original status?				Suitably qualified person only
Have you replaced all fixtures for bathrooms/kitchens/washing machine etc. and are these sealed?				
Have you received a PS3 producer statement for your internal membrane? (i.e wet area shower) You can find more information on www.building.govt.nz				Certified applicator only
Have you re-instated the existing solid fuel burner in the same location? Note: Changing the make and model will require building consent approval.				
Have you re-instated domestic smoke detectors within 3m of sleeping spaces?				
Have you received a Certificate of Compliance (CoC) from your electrician?				
Have you received a Record of Works from your licensed building practitioner?				

Important Information

- All work completed by a suitably qualified person must be signed off and the record of works submitted to Council on completion to remove a red or yellow sticker on the property.
- All electrical work must be signed off by a registered electrician and a **Certificate of Completion (Energy Works Certificate for electrical) supplied and submitted to Council.** Your registered electrician will issue this certificate.
- If you install a waterproof membrane (tanking) to a wet area shower or bathroom this also must be completed by an approved installer who will provide a **producer statement that will be submitted to Council along with the Licensed Building Practitioner record of works.**

Additional information

There are some financial support available for Hawke's Bay residents and ratepayers who have been affected by Cyclone Gabrielle.

For individuals and whānau

Central Hawke's Bay District Council Rates Relief

Council has existing policies allowing for rates deferrals caused by financial hardship and/or civil defence declarations. This means eligible rate payers, who apply, can defer their rates for up to two years, visit **www.chbdc.govt.nz**

Hawke's Bay Disaster Relief Fund

Residents and ratepayers of the Hawke's Bay region can now apply for assistance from the Hawke's Bay Disaster Relief Fund. Visit **www.hbrc.govt.nz** to apply.

Civil Defence Payments

The Ministry of Social Development have Civil Defence Payments available. If you have been affected by the flooding you may be able to claim, visit **www.workandincome.govt.nz** for more information on how to apply.

Mayoral Relief Fund

The Mayoral Relief fund has been established to provide financial support to the residents and community groups of the Central Hawke's Bay District who have been affected by Cyclone Gabrielle. Information on how residents can apply to the fund, including eligibility criteria is available at **www.chbdc.govt.nz**

Community Matters

The Lottery Individuals with Disabilities Grant provides grants to people living with disabilities to help them have better access and be more connected to their communities. For more information, visit **www.communitymatters.govt.nz**

Community groups

Ministry of Social Development

Community groups and contracted social sector providers of food and other supports, can apply to the Community Support Package for financial assistance to continue to deliver their response and recovery efforts for people, whānau and communities. Visit **www.msd.govt.nz** for more information.

Tenancy information

If you are the tenant or landlord of a rental property, you can find information on your rights and obligations at www.tenancy.govt.nz or by phoning 0800 TENANCY (0800 836 262).

Taking care of yourself

Feeling all sorts of emotions is normal in difficult times. If you need to talk free call or text **1737** anytime for support from a trained counsellor. For tips on coping after a natural disaster and looking after yourself visit **www.allsorts.org.nz**

Silt removal

Residential: Many areas have been inundated with silt from the flood waters and there are concerns regarding the level of contamination of the silt. Please check the EQC factsheet here about removal of silt. www.eqc.govt.nz/assets/ Publications-Resources/Land-Cover-Stormsand-Floods-Customer-Factsheet.pdf

If you have waste on a lifestyle block, farm or orchard, the Hawke's Bay Regional Council will be able to help you remove larger volumes. These landowners are asked to remove the silt from around vines or trees and move it to a location on their own property with suitable access for trucks.

The landowners can then contact the Regional Council on **06 835 9200 or 0800 108 838** who will coordinate with a contractor for the removal of the silt.

The silt will be rapid-tested when collected to measure any levels of contamination and to ensure contaminated and non-contaminated silt is kept separate. Silt that is not contaminated or has a low level of contamination will be repurposed.

GIB

Assessing and remediating water damage to plasterboard linings

The information offered in this bulletin is intended to assist with the assessment and remediation of gypsum plasterboard linings that have been exposed to potable, grey, waste, or flood water.

Whether from a leaking or burst pipe, drain, overflowing grey waste water or from widespread catastrophic regional flooding, the damage caused to your house or building by water can be an extremely traumatizing event. The ability of gypsum plasterboard linings to deliver and retain their performance depends on dry conditions of use. Plasterboard linings must be protected from moisture in accordance with NZ Building Code Clauses E2 and E3, relevant technical literature, and associated verification such as BRANZ Appraisals.

ESSENTIAL READING

Before attempting assessment or repairs, put safety first and isolate the affected area at the mains electricity board, or turn off the mains supply to the entire building. Call your registered electrician if necessary to do this.

Following widespread flooding, it may not be safe to enter the building until given the green light by the emergency services or local authority. Consult your insurance assessor or Loss Adjuster to seek advice and/or approval before proceeding with clean up or attempting repairs.

This Information Bulletin deals specifically with assessing and remediating gypsum plasterboard linings. For more comprehensive information, including managing buildings following the 2023 North Island floods, the following publications and websites provide updates and essential reading.

- MBIE https://www.building.govt.nz/managingbuildings/managing-buildings-in-an-emergency/ north-island-severe-weather-events-2023/
- BRANZ Bulletin BU666 (2021) 'Restoring a Home after Flood damage'. Free download from the BRANZ website https://www.branz.co.nz/pubs/ bulletins/bu666/
- GIB[®] Site Guide www.gib.co.nz/site-guide-and-install/

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ASSESSING AND REMEDIATING WATER DAMAGE TO PLASTERBOARD LININGS

GIB[®] HELPLINE 0800 100 442

ASSESSING WATER DAMAGE TO PLASTERBOARD LININGS

Gypsum plasterboard can be exposed to water due to several causes, such as incorrect storage, inadequate weather protection during or post installation, plumbing leaks, or from more widespread flooding.

When gypsum plasterboard has been exposed to water for extended periods it may need to be replaced depending on the source of the moisture and the subsequent condition of the board.

Gypsum plasterboard temporarily exposed to clean potable water, such as from a temporary plumbing leak, can sometimes be left to dry and will in most cases recover its original properties once fully dried. However, when the face and back cardboard liners (PLB or Plaster Liner Boards) become saturated, the board will lose most of its tensile and bending strength. When plasterboard is impacted when wet, it is easily damaged. Plasterboard installed in a horizontal orientation when water spillage occurred, such as a ceiling lining, is likely to sag under the weight of ponding water, self-weight, and any wet insulation material, and replacement will most likely be required.

If the framing cavity contains fibrous insulation material, and this has also become wet, then plasterboard linings must be removed to allow the cavity and insulation material to dry out. Remove and dry or replace insulation material and reinstall only when the framing has fully dried out. Lining reinstatement then follows the procedure outlined for contaminated water damage below.

Gypsum plasterboard that has been exposed to grey, waste or flood water containing contaminants, is not salvageable, and those parts that have been submerged, or have soaked up water, must be replaced. As a minimum, remove and replace any wet plasterboard on walls to a minimum of 300 mm above the high-water line. If this 'replacement line' is less than 1200 mm from floor level, then ideally removal and replacement should allow for installation of a full horizontally fixed 1200 mm wide sheet. Note that a 1350 mm sheet width is also available in 10 and 13mm GIB[®] Standard, 10 mm GIB Aqualine[®], and 10 mm GIB Braceline[®] / GIB Noiseline[®].

DRAINING AND DRYING

The following are general recommendations. For further detail see 'ESSENTIAL READING'.

- Identify and eliminate sources of water entry
- Remove standing water
- Drain any freestanding water from wall and ceiling cavities (for walls cut a hole in each cavity between the studs just above the bottom plate). Wet ceilings can be dangerous due to the weight or volume of water that can be held. Start by driving a sharp nail into a broom handle and carefully push it into the edge of the ceiling areas. DON'T start this process at the center of any wet ceiling areas that appear to have 'bellied' as these may collapse. As the water drains out then progressively punch nail holes closer to the center of the ceiling.
- Remove all soaked and/or dirty materials including wet wall coverings and carpet
- Remove defective plasterboard

- Remove wet cavity insulation

- Open cupboards and doors between rooms
- Note that heating without adequate ventilation is not always effective, particularly when gas fired heaters are used

After cleaning surfaces, ventilate the building until it is completely dry (this could take several weeks or months, depending on environmental conditions such as humidity and temperature). When the outdoor weather permits, open doors and windows and use fans to improve air movement. Do not attempt to replace or repair gypsum plasterboard linings until any underlying timber framing has reached a moisture content of 18% or less, this should be assessed using moisture measurements taken by a trained user from multiple points in the framing and including those more likely to hold moisture such as base plates and junctions. Also check that the framing does not show any signs of damage such as fastener corrosion, rot, or mould. Note that most types of mould and mildew survive in a moist environment.

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ASSESSING AND REMEDIATING WATER DAMAGE TO PLASTERBOARD LININGS

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GIB® HELPLINE 0800 100 442

REPAIR

The correct repair strategy will depend on the performance function of the gypsum plasterboard linings. If available, check consented building plans to identify bracing, fire and/or noise control applications. If this information is not readily available, such as for older homes, a conservative approach is recommended.

Repairs must ensure that building performance is at least the same as it was prior to the flooding, and all work must be carried out in accordance with the requirements of the Building Code. Some work may require a building consent, check with your local Council.

Different GIB[®] plasterboard lining types can be identified by face paper colour. After lining removal this may be visible behind tapered joint compound or around the tapered edge. The back paper is 'buff' for most GIB[®] lining types and does not permit similar identification by colour. However, printing on the back of the board may be visible and show the lining type. Another way to simply identify lining type is by board weight. For example, at over 9 kg/m² 10 mm GIB Braceline[®] is much heavier than 10 mm GIB[®] Standard which weighs in at around 7 kg/m². This equates to about 90 and 70 grams respectively for a 100 x 100mm sample.

Without scales, another simple method to determine board weight is to cut a board sample, hold it lightly and let it freely sink vertically into a bucket of water. The % submerged gives a good indication of 10mm board weight. The example shows 10mm GIB[®] Standard and GIB Braceline[®] at approximately 7 and 9 kg/m² respectively. For other thicknesses (t in mm) use t x % submerged / 100 to estimate the board weight in kg/m².



Approximately 70% submerged for the 10mm GIB® Standard and approximately 90% submerged for the 10mm GIB Braceline® GIB Noiseline®.

REPAIR STRATEGIES DEPEND ON PERFORMANCE REQUIREMENTS

Common to all (before installing replacement linings)

Remove damaged linings below the 'high-water plus 300mm' replacement line and follow the draining and drying recommendations before starting repairs. When removing linings, use a spirit level and straight edge to ensure board is cut in a tidy horizontal line. Use a gypsum plasterboard rasp to smooth the cut edge to ensure a touch fit joint is created between the existing and replacement linings.



General applications

Where no specific performance is required, the best option is to install 300mm wide gypsum plasterboard back-blocks behind the horizontal joint between studs. Use GIB-



Cove® Bond for back-blocking. Do not use conventional solvent or water-based adhesives. See the GIB® Site Guide for back-blocking details. Check fastener holes of the removed board and fix at the same or at no more than 300mm centres to perimeter framing and at sheet joints. Where the replacement lining exceeds 300mm in height use wallboard adhesive at 300mm centres to intermediate studs.

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Wet area applications

Wet area applications can be treated as for general applications above, unless behind tiled areas or areas otherwise requiring a waterproof membrane. Tiled areas may require closer fastener centres, and reinstatement of the waterproof membrane may also be required to ensure continuity is maintained. After removal of tiles, vinyl or acrylic liners, the best option will most likely be full replacement. For details see 'GIB® Wet Area Systems, 2021'.

Bracing applications

Identify bracing applications from building plans, board type used, previous fastener centres, or additional hardware in the framing cavity, such as stud-to-bottomplate straps or brackets such as the GIB Handibrac®. If in doubt, assume a bracing application and use the same board type as the existing lining. Proceed with back-blocking as outlined for general applications and fix the replacement lining in the GIB EzyBrace® fastener pattern. Note that the minimum part sheet replacement in a bracing element is 300mm. For details see 'GIB EzyBrace® Systems, 2016'.

Consider installation of temporary bracing if gypsum plasterboard has been used for bracing, and a substantial area of wall linings is water-damaged and needs to be replaced.



Fire-rated applications

Applications requiring a Fire Resistance Rating (FRR) can be identified from building plans, board type, or layers used. If unsure, check with your local authority or competent expert. For residential applications FRRs commonly apply to inter-tenancy walls, or external walls close to a property boundary.

During fire-resistance testing gypsum plasterboard gradually degrades. Back-blocking which is not independently supported adds weight to linings which can cause earlier failure in a fire test. For applications requiring an FRR, install solid nogging, supported by framing, behind the horizontal sheet joint. Use full framing depth timber nogs with a minimum width of 45mm, or 70x35mm timber nogs on edge. Another simple method is to install nogs using nominally 64x30x0.5mm metal channels. The channel legs facing the cavity are removed where the channel crosses a stud. The sheet joint is formed centrally on the nogs. Fix the appropriate replacement lining as detailed for the relevant specification, including along nogs. For details see 'GIB® Fire Rated Systems, 2018'.



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Noise control applications

Noise control applications often also require an FRR, and repair of single layers follows the method outlined for fire-rated applications.

Noise control systems commonly have double layers on one or both sides of the frame, and their repair strategy will depend on the required FRR and system specification details. Inner and outer layers need to be cut at different heights to ensure joint overlap with replacement linings. A minimum lap of 150mm is recommended. Back-blocking of the inner layer may or may not be required depending on the required FRR as sometimes the second layer adds mass for noise control and is not critical for the FRR. Double layers can also be fixed to furring channels or resilient rails. Given the many possible variations, double layer fire and noise control applications are best assessed on a case-by-case basis.

Another common inter-tenancy noise control specification involves GIB Barrierline® installed between gypsum plasterboard lined apartment frames.

Remediation options are best determined on a project specific basis, and depend on the flood-water contaminants, and the condition of the GIB Barrierline[®] and metal framing after drying.

Contact the GIB® Helpline for assistance.

Common to all (finishing)

Adjacent surfaces must be clean and free of paint or wallpaper. Tape and stop the sheet joint conventionally using two coats of setting compound, such as GIB Tradeset[®]. Once dry, topcoat with an air-drying compound such as GIB Plus 4[®]. In some cases, and depending on the required quality of finish, it may be preferred to skim coat the entire wall to even out the texture and porosity of the existing and replacement linings. Details on joint taping, stopping, finishing, and skim coating can be found in the GIB[®] Site Guide.

When a replacement sheet is installed next to an earlier painted sheet, finishing is more complicated. Remove any dirt from the old lining with diluted detergent, and dry well. Exposed plaster in the old lining near the joint can be repaired with a setting compound like GIB Tradeset[®], scraped to a smooth finish. Scuff the painted side. Seal the entire area with a pigmented sealer if surface imperfections such as protruding fibres exist. Use an airdrying compound to stop the joint between the existing and replacement linings (setting compounds like GIB Tradeset[®] do not stick well to painted surfaces). Sand the entire area, skim coat, and when dry sand again and paint.

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