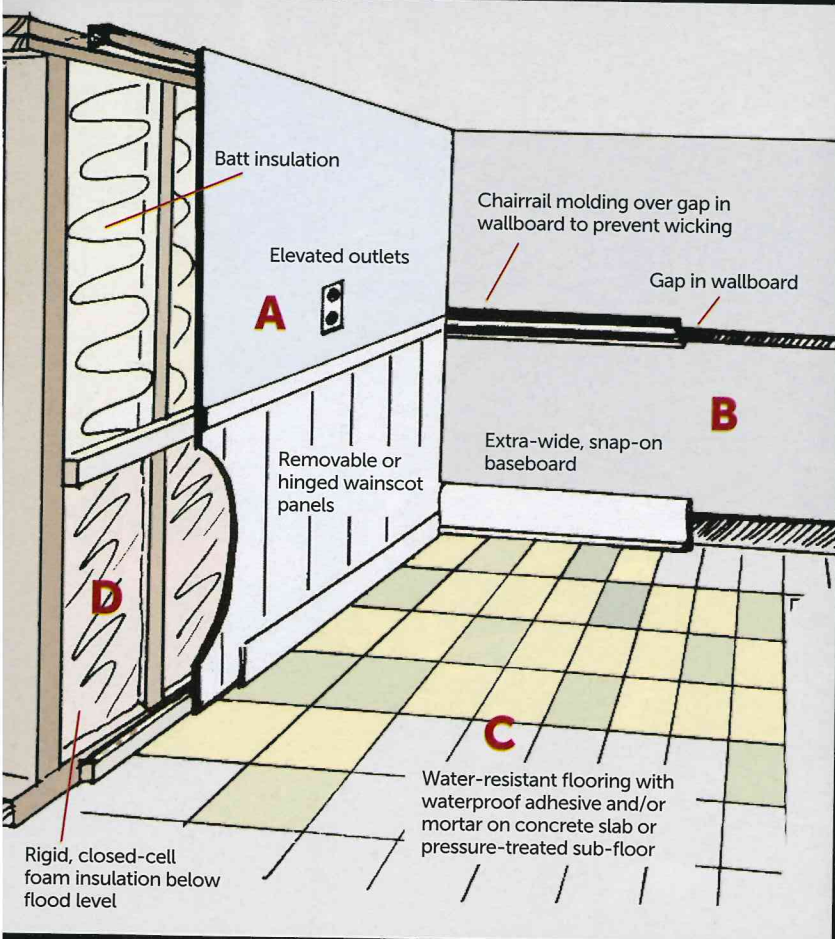


Floodproofing on a Budget

When raising a house on stilts or large-scale renovation isn't possible, you can still prepare for flooding in a way that mitigates damage.

The term **“wet floodproofing”** refers to the practice of prepping a home for inevitable flooding, rather than trying to keep it completely dry during the next flood. Louisiana State University (in a region with plenty of flood experience) suggests that this is a lower cost strategy, especially for a home that has been previously flooded and is being rehabbed. Note that a prerequisite for many of these measures would be to make sure the home is strongly secured to its foundation, as detailed on page 45.



- A** Raise electrical outlets. Wiring and outlets are costly to replace. When walls are open, move the outlets above the expected flood line.
- B** Consider interior walls that can be removed and dried—alternatives to gypsum such as wood wainscoting. Leave a gap for drainage at the bottom of the wall and cover it with a wide wooden baseboard. If you use drywall, put a wide chair rail horizontally on the wall that conceals a gap between the wallboard on the bottom half of the wall and the wallboard above it. That gap will prevent water from “wicking” upward.
- C** For flooring (and also wall coverings) choose durable, stain resistant materials such as clay tile, patterned concrete, stone or brick. When installing these products, use a waterproof grout, such as a two-part epoxy product. On walls, you may want to install them over cement board, the way you would a tile shower.
- D** Rigid, closed cell foam insulation is probably your best alternative for filling cavities that are within the likely flood zone. This type of insulation is less likely to develop mold and other problems.

Along with these structural ideas, elevate appliances, and, if possible, build an outbuilding with elevate storage where you can move electronics, appliances and valuables to weather the next deluge.