

City of Wheaton

Residential Sewer Backup Prevention Program



Please Note: The City reserves the right to modify the policies, procedures and rules of this program or discontinue the program in its entirety as determined by action of the Wheaton City Council.

Revised 4/7/2022

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DISCLAIMER:

To qualify for partial reimbursement for the installation of an overhead sewer, the property owner must comply with the mandatory program conditions as stated in this packet. The City will not waive these conditions. Wheaton residents are not obligated to participate in the reimbursement program. Residents may elect to have an overhead sewer installed independent of this program without reimbursement, subject to compliance with all applicable laws, codes and ordinances.

PROGRAM OVERVIEW

When the City's sanitary sewer system becomes overburdened during a large rain event, wastewater can flow back into your home's lower level from the public sewer main. When this occurs, wastewater may enter your home through the lowest plumbing fixture, which is usually a floor drain or sink in the basement.

To prevent this from happening, the City of Wheaton offers the Residential Sewer Backup Prevention Program for single-family homes. Property owners may qualify for reimbursement of 75%, up to \$8,000, of the eligible costs of installing an overhead sewer to protect their basement/lower level from sanitary sewer backups.

DEFINITIONS

Overhead Sewer

An overhead sewer consists of an ejector pit, ejector pump and backflow valve. All plumbing drains in the basement are directed to the new ejector pit and pumped into the building drain. The sealed connection and backflow valve prevent any backflow from the City sanitary sewer from discharging into the basement.

Foundation Drain

Foundation drains consist of the drain (tile) pipe that is installed around the outside perimeter of your house and drains into a sump pit inside your home, which is then pumped to the outside. Once outside, the sump drainpipe can discharge to grade (at least 10 feet from the property line), discharge into a dry well or discharge into an underground storm pipe that connects to the City storm sewer. (A permit is required for this work.)

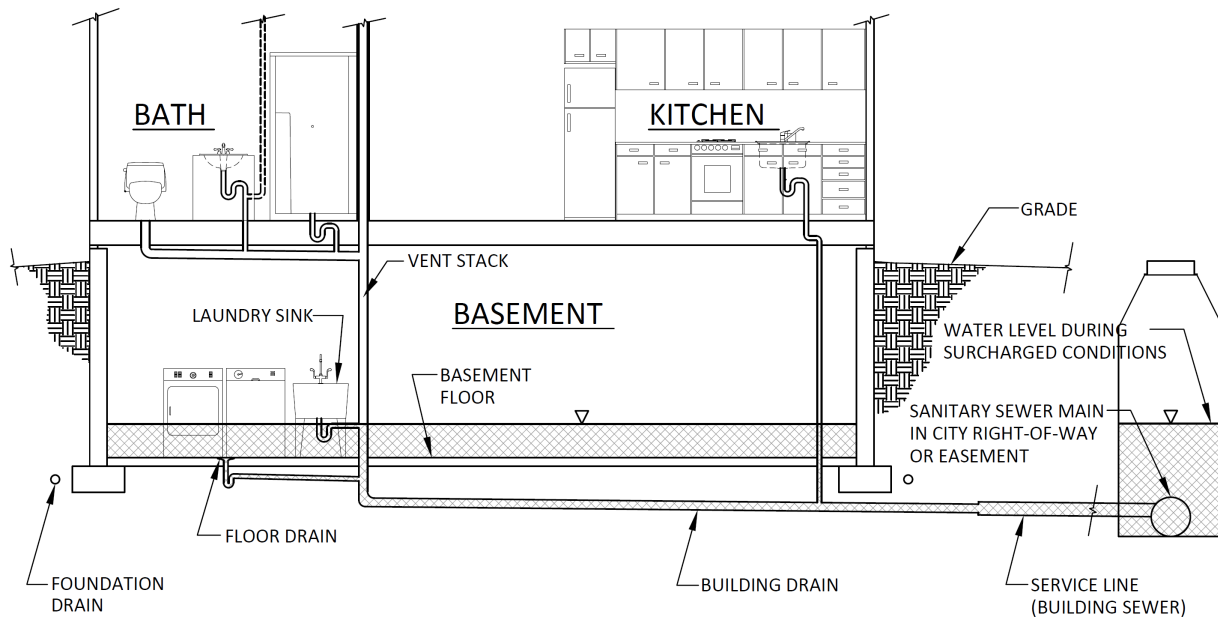
Please note: Some homes may have a foundation drain that is connected to the building drain (inside the home) or a foundation drain connected to the building sewer/service line (outside the home), which is no longer permitted.

ABOUT THIS PROGRAM

When the City's sanitary sewer system becomes overburdened during a large rain event, wastewater can flow back into your home's building sewer from the public sewer main. When this occurs, wastewater may enter your home through the lowest plumbing fixture, which is usually a floor drain or sink in the basement. See Sketch A below.

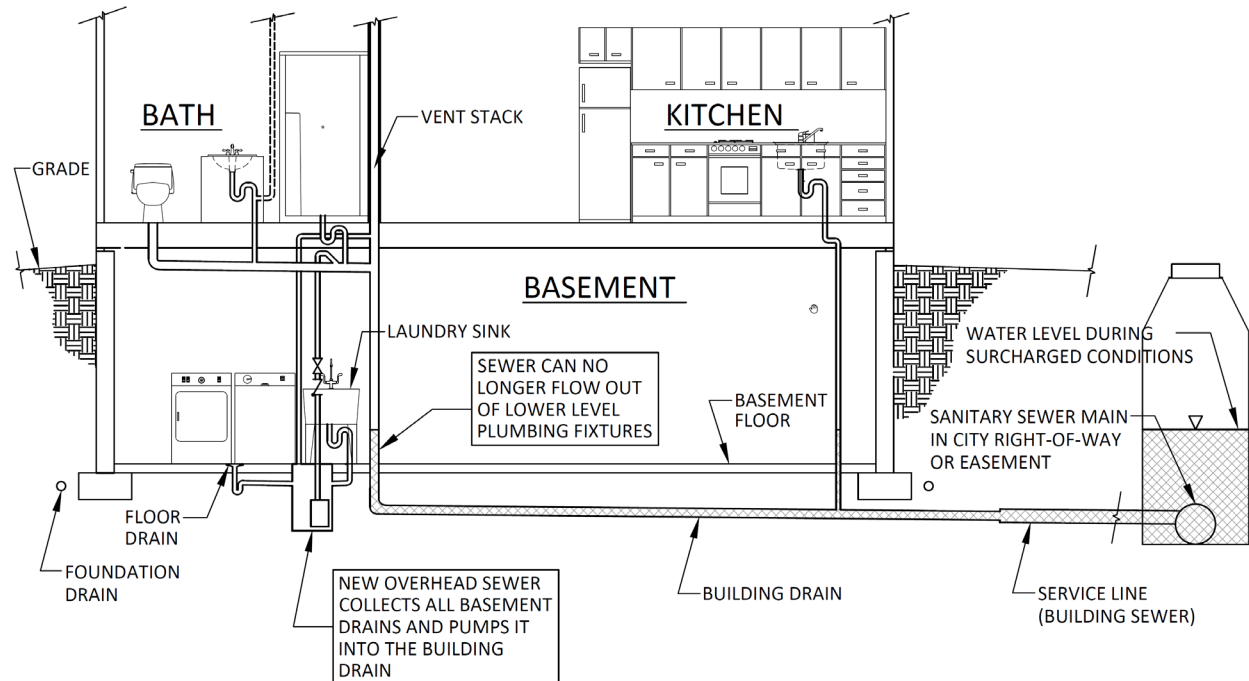
SKETCH A: BEFORE

BUILDING DRAIN WITHOUT AN OVERHEAD SEWER DURING SURCHARGED CONDITIONS



For homes that have experienced a basement backup during a large rain event, the City recommends the installation of an overhead sewer to protect their basement from future backups (see Sketch B on the following page). An overhead sewer diverts all of the building drains in the basement to an ejector pit, and the wastewater is pumped to a higher elevation building drain.

SKETCH B: AFTER BUILDING DRAIN SYSTEM WITH AN OVERHEAD SEWER FOR ALL BASEMENT PLUMBING FIXTURES DURING SURCHARGED CONDCTIONS



A properly installed plumbing system allows all plumbing fixtures above grade to drain by gravity out of buildings with all basement fixtures routed to an overhead sewer ejector basin, which is then pumped into the building drain.

When an overhead sewer is installed and the sanitary sewer system becomes overburdened, the overhead sewer configuration prevents water from flowing out of lower-level plumbing fixtures and into the basement. The overhead sewer system will also allow property owners to use basement-level plumbing fixtures while the sanitary sewer system is overloaded.

How do I qualify?

In order to participate in this program, the property must have experienced a sanitary sewer backup during a significant rainfall event as a result of the City sewers overloading. The Director of Public Works may also designate a property eligible if the property is located in an area that historically is susceptible to City sewer overloading. The likelihood of future backups is based on the configuration of the City sewer system, building sewer, building drain and interior plumbing. To determine if you qualify, contact the Sewer Division at 630-260-2107 or 630-260-2121 or email swalsh@wheaton.il.us. The property must be connected to the City-owned and maintained sanitary sewer system to be eligible. *Note: Property owners who are required to install an overhead sewer as part of a remodel or addition (WCC Sec. 22-7) are allowed to apply for consideration into this program.*

Are other backflow prevention devices eligible for reimbursement?

No. The City is only reimbursing for the installation of overhead sewer systems. Other backflow prevention devices, such as check valves or standpipes, are allowed but the City does not reimburse for those devices.

ELIGIBLE COSTS

Costs Eligible for Reimbursement:

(Maximum reimbursement not to exceed \$8,000)

- Cost of locating, excavating and exposing the building sewer line, including support of existing structures for re-connection of a new overhead sewer to the existing building sewer.
- Cost of an ejector pit, ejector pump and associated electrical and plumbing work needed to lift wastewater from the basement plumbing fixtures to the building drain.
- Cost of trenching and concrete floor repairs (including cutting concrete and excavating for ejector pit)
- Costs associated with repairing interior finishes (drywall, flooring, etc.)
- Battery backup system for the new overhead sewer
- Cost of grass seeding to restore disrupted grass/lawns

Costs Not Eligible for Reimbursement:

- Ancillary property owner improvements not necessary to provide backup protection of the basement

Reimbursement is intended to be available for each property up to the reimbursement limits. Change of property ownership does not reset full reimbursement eligibility.

HOW TO APPLY

- ❑ **Step 1:** The property owner must call the Sewer Division at 630-260-2107 or 630-260-2121 or send an email to swalsh@wheaton.il.us to let the City know you'd like to participate in this program. City staff will then determine whether your property is eligible to participate in this program.
- ❑ **Step 2:** If City staff determines you are eligible for this program, the next step is for you to hire a state-licensed plumber. The plumber must prepare drawings and provide a written proposal that details the scope of work.
- ❑ **Step 3:** Either you or plumber must apply for and obtain a permit from the City's Building and Code Enforcement Department. Submit the following documents:
 - *Permit application*
 - *Copies of plan of plumbing before and after*
 - *Copy of State of Illinois plumber's license*
 - *Letter of intent on the plumber's letterhead*
 - *Cost estimate for: A) abandoning building drain below basement floor and raising the building drain to ceiling of basement, B) reconfiguring building sewer outside of foundation, as per Sketch B.*Retain a copy of the drawings and proposal for your personal records.
- ❑ **Step 4:** After the Building and Code Enforcement Department issues a permit, the plumber will perform the work and have inspections performed by the City, as required by the City Building and Code Enforcement Department.
- ❑ **Step 5:** After the work has been inspected and approved, the property owner will need to pay the full amount to their contractor(s), then submit the following to the Public Works Department for reimbursement:
 - *Completed Request for Reimbursement Form*
 - *Property Owner Participation Agreement*
 - *Copy of paid & itemized invoice from the contractor(s) that performed the work.*
 - *Copy of a cancelled check (both sides), and/or a copy of a credit card receipt, indicating that the property owner has paid all contractor(s) as proof of payment in full.*
 - If payment in full to the Contractor prior to reimbursement would create a financial hardship, please contact the Sean Walsh at 630-260-2107 or swalsh@wheaton.il.us.
- ❑ **Step 6:** The Director of Public Works will review the Request for Reimbursement and, if in conformance with this policy, will certify the eligible improvement costs. Property owners will receive reimbursement approximately 3-4 weeks after all of the required paperwork is submitted, and approved, by the City.

PROPERTY OWNER PARTICIPATION AGREEMENT
City of Wheaton Residential Sewer Backup Prevention Program

The Residential Sewer Backup Prevention Program was established by the City of Wheaton to assist residents in protecting their homes from sanitary sewer backups that may occur during heavy rain events. The program provides for 75% reimbursement of eligible costs up to a maximum of \$8,000.

Prior to the installation of any plumbing facilities for which the property owner anticipates reimbursement, the specific plans, including the written proposal, must be submitted to the Building and Code Enforcement Department for approval. No work can be commenced until City approval is obtained and a permit is issued. The City must be notified to inspect the plumbing and electric work, as required under any permit.

Reimbursement of eligible items at approved amounts will be made after work is completed, inspected and approved by the City. A completed "Request for Reimbursement" form must be completed and submitted with other documentation, such as the detailed invoice and a copy of the cancelled check (both sides) providing evidence that the project was paid for, in full, by the property owner.

The City shall have no liability for any defective work or other damage, injury and/or loss on account of any act or omission of the contractor in the performance of the work. The property owner shall make any claim for such matters directly against the contractor or contractor's insurance carrier. The property owner hereby agrees to indemnify and hold the City harmless against any and all claims and further covenants not to sue the City for any and all claims.

While the program is designed to substantially reduce the risk of basement backups, there is always some risk of basement backup as a result of unexpected sewer collapse, obstruction, power failure, mechanical failure, extreme environmental conditions or other unforeseen factors. Properly operating foundation drains are necessary to prevent seepage of groundwater through walls below grade.

Reliable, continuous functioning of property owner's sump pump(s) is necessary for overhead sewers and foundation drains to function properly. The property owner has the responsibility to check the operation of the pumps and valves regularly and perform maintenance as required by the manufacturer. The property owner is responsible for all testing, inspections, and any corrective work. The City recommends that the property owners install a battery backup system to provide protection during a power failure. The costs of a battery backup system are eligible for reimbursement as part of the program.

If the property owner fails to comply with all requirements of this agreement or to complete installation as provided in this agreement, the City has no obligation to reimburse the property owner.

I understand and agree with all of the above statements and agree to comply accordingly.

Property Owner (Print Name)

Signature

Date

Property Address

REQUEST FOR REIMBURSEMENT FORM
City of Wheaton Residential Sewer Backup Prevention Program

Name: _____

Address: _____

Phone: (Home) _____ (Work) _____

Email: _____

Date plumbing work was completed: _____

Plumbing permit number issued: _____

Name of contractor performing the work: _____

Total cost of eligible expenses: _____

Total reimbursement requested (75% of eligible expenses, not to exceed \$8,000): _____

OWNER CERTIFICATION

I, _____, am the owner of the premises indicated above and I certify that all information contained on this form is true and accurate to the best of my knowledge.

Signature _____ Date _____

CONTRACTOR CERTIFICATION (Required by plumbing or sewer contractor)

I, _____, of _____, certify that all work completed under this program has been performed in accordance with all applicable City Codes.

Signature _____ Date _____

DIRECTOR OF PUBLIC WORKS CERTIFICATION

I, Vincent Laoang, as the Director of Public Works, certify that I have reviewed the application for the plumbing permit and this Request for Reimbursement Form. Further, I am satisfied that the cost of the plumbing work completed, and the reimbursement amount are accurate and are made in accordance with all provisions of this program. Therefore, I recommend the reimbursement amount be paid.

Signature _____ Date _____

OTHER DOCUMENTS REQUIRED:

- ☐ Request for Reimbursement Form
- ☐ Copy of contractor's itemized invoice

- ☐ Property Owner Participation Agreement
- ☐ Copy of cancelled check (both sides), and/or a copy of a credit card receipt, indicating that the property owner has paid all contractor(s) as proof of payment in full.