



Residential Flood Mitigation Shared Cost Pilot Program

OVERHEAD SEWER AND BACKFLOW PREVENTION

January 25, 2024

RESIDENTIAL FLOOD MITIGATION SHARED COST PILOT PROGRAM GUIDELINES

PROGRAM GOALS

The Residential Flood Mitigation Shared Cost Pilot Program was established to provide financial assistance to homeowners who install systems to protect their homes from sewer backup during a heavy rain event. The program's intent is to offset a portion of the expense of modifying a building's plumbing system to prevent backflow when City sewers are at capacity and assistance to homeowners who desire to protect their home from flooding during a heavy rain event.

This is a reimbursement program, in which the homeowners must first receive approval to take part in the program prior to installing a flood mitigation system. Improvements installed prior to approval are not eligible for reimbursement.

To repair or modify building sewer systems, there are three (3) basic options available to the homeowner as follows:

1. Modification of the internal waste piping to direct the flow out of the building in a new OVERHEAD SEWER or MODIFIED OVERHEAD SEWER and the elimination of all gravity drainage below the basement floor (Figure 1);
2. Installation of a BACKFLOW PREVENTION VALVE and BYPASS PUMP on the building lateral in an underground vault installed outside of the building between the building and City sewer main (Figure 2); and
3. Installation of a BACKFLOW PREVENTION VALVE only, on the building lateral outside of the building between the building and City sewer main (Figure 2 without bi-pass pump).

Each of the above approaches has different costs, degrees of disruption and levels of protection. This Program is designed to assist homeowners in reducing the risk of basement flooding due to sewer backups. However, there is always a risk of a sewer backup as a result of unexpected sewer

collapse, obstruction, power failure, extreme environmental or weather conditions or other unforeseen factors, as well as basement flooding due to seepage and other causes. Homeowners assume the risk of loss of any future property damage due to flooding.

Homeowners **are required** to disconnect roof drainage/downspouts and footing drain sump pumps from their sewer system as an integral component of this program except in specific hardship cases where an exemption may be granted by the City.

Prior to the disconnection of the downspouts, the homeowner will be required to schedule a preliminary inspection with the **Engineering Department** if the homeowner is interested in the **Downspout Disconnection Program** offered by the City. Downspouts previously disconnected will not be eligible for the downspout disconnection program.

Eligible homeowners may qualify for a 50% cost sharing, up to a maximum of \$3,500.00 for installing an overhead sewer system, modified overhead sewer system, a backflow prevention valve with a bypass pump, or a backflow prevention valve only. Please see the letter dated January 9, 2024 for additional assistance available.

HOMEOWNER PROTECTION

Modification of the plumbing in a building (in many cases) can prevent the backflow of sewage into below ground areas of buildings during times of an overloaded combined sewer system. Installation of pump(s), where required, to lift the building's lower level sewage above the street level will provide this positive protection.

In order to fully protect a basement from flooding, in addition to installing a flood mitigation system, homeowners should make sure foundation drains are operating properly to prevent seepage of ground water through walls below grade. (This Program does not cover existing foundation drains, and the City will not test them for proper operation under this Program.) The homeowner has the responsibility for all testing,

inspections and any corrective work that may become necessary.

Homeowners should also make sure their sump/ejector pump(s) operates reliably. The continuous operation of sump/ejector pump(s) is necessary for the proper functioning of overhead sewers, backflow prevention valves and foundation drains. The homeowner is responsible to check the operation of the pumps regularly. The homeowner is responsible for all testing, inspections and any corrective work that may become necessary after the improvements covered by this Program are installed. Homeowners should also install a battery backup system to provide protection in the event of power failure.

The homeowner owns the sewer service from the house to the sewer main, typically located in the center of the road. The homeowner should perform regular maintenance procedures on their sewer lateral line. Such items are use of root killer in the sewer service and regular sewer service and catch basin cleaning. Homeowners can also take part in a sewer line warranty program.

ITEMS COVERED UNDER THIS PROGRAM

This Program covers Flood Mitigation measures. The following are **Eligible** costs that may be covered as part of this program:

- Cost of location, excavation and exposure of the building sewer, including the support of existing structures, for reconnection to a new overhead sewer to the existing sewer line or for the installation of a clean-out for the purpose of lining the sewer lateral to the City's sewer main.
- Cost of a new pump pit, ejector pump and associated electrical and plumbing works needed to lift the drainage from basement plumbing fixtures to an overhead sewer or existing soil stack.
- Cost of trenching and concrete floor replacement.
- Cost of installing a backflow prevention valve with a bypass (new sump and

ejector pump in an underground vault) and associated electrical and plumbing work.

- Cost of grass seeding or sod to restore disrupted landscape.
- New electrical panels and/or upgrading the house electrical supply to power a new sump pump(s).
- Applicable permit fees.

The following are **Non-Eligible** costs that will not be covered by this program:

- Battery backup system.
- Removal and replacement of interior basement walls and finishes.
- Use of materials not meeting the requirements of the City's Specifications or Codes.
- Ancillary homeowner improvements not necessary to provide sewer backup protection of the basement.
- Planting of new or replacement landscaping (bushes and trees) other than grass seeding or sod.
- Homeowner enhancements not necessary to provide sewage backup protection in below grade levels of buildings.
- Costs associated with disconnecting downspouts, roof drains, and footing drain sump pumps from the City's sewer system.
- Expenses incurred prior to City approval of application packet.
- Inspection fees.

PROGRAM ELIGIBILITY

This program is open to owners of residential properties that are susceptible to sewer backup by way of a gravity sewer line. A property will be eligible for this program only once. Applications will be received until the funds dedicated to this purpose have been expended; afterwards, interested applicants will be put on a waiting list until funds are made available.

Homeowners will be considered ineligible if:

- Any unpaid taxes or water bills or other debt is due to the City.
- Any unpaid final judgments of liability from the office of Adjudication are due and owing.
- Any unpaid City liens are on any property owned by the applicant.
- Any outstanding Code violations exist that the homeowner has been advised of and had not corrected.
- The homeowner is not current on any other City obligations; or not in compliance with requirements of the City Code, including but not limited to multi-family licensing, alarm permitting or vacant building registration.

PROCEDURES

The City will undertake this Flood Mitigation Shared Cost Program immediately to assist with flood prevention. The City reserves the right to modify the administration of the Flood Mitigation Program, as well as policies, procedures and rules adopted under this Flood Mitigation Program as a result of the information and experience compiled throughout the program.

The basic steps in the procedure for the overall program are as follows:

1. The homeowner establishes initial intent to participate in the Flood Mitigation Program by contacting the **Engineering Department** at: 708-749-6434; by email at stormwater@ci.berwyn.il.us; in person at City Hall; or fax 708-749-6593. The homeowner will provide their name, address, phone number and email address on a waiting list application form. The form can also be printed from: <http://www.berwyn-il.gov/government/departmental-directory/traffic-services>
2. The Senior Engineer and/or plumbing inspector will conduct an initial review to determine if the property is eligible. If the property is not eligible, the Senior Engineer will notify the homeowner of the reason for the ineligibility. If the

reason for the ineligibility is due to an outstanding debt, judgment or code compliance issue, the homeowner will be allowed to satisfy those obligations, come into compliance with the City Code and re-apply. For purposes of determining priority, the homeowner's place in line will be based upon the date of reapplication.

3. The property's sewer service must be televised and a copy of the video must be provided to the **Building Department** for review and approval.
4. After being deemed eligible, the homeowner shall give final notice of intent to participate in the program by signing and returning a completed application packet to the **Engineering Department**. The application packet consists of:
 - a) A completed Application, Letter of Agreement, and Downspout Waiver;
 - b) A Contractor's Affidavit form signed and dated by the Contractor;
 - c) A detailed proposal(s) typed on company letterhead from an Illinois licensed plumbing contractor(s), which includes technical information on materials, pumps, valves, electrical panels, etc. that will be used on the improvement. The City encourages homeowners to obtain at least three estimates from qualified contractors for this work; and
 - d) A flash drive containing a copy of the televised sewer video of the property.
5. The City reviews the application packet and formally replies to the homeowner of approval or denial. If the City issues a denial, it will set forth a reason for such denial, and allow the homeowner to submit a new or revised proposal.
6. If approved, the homeowner shall then authorize the contractor to do the work by executing the contract approved by the City and instructing the contractor to pull (obtain) the permit. **Please note:** Although the building permit fee is waived for this program, the contractor must still obtain the necessary permits from the

Building Department at City Hall (i.e., plumbing, electrical, etc.). Complete a building permit application and submit it with all the necessary proposal documents from the contractor(s) performing the work to the **Building Department**. Your contractor may start the project after the required permits are approved and issued by the **Building Department**.

7. The contractor shall follow all project requirements, obtain the permit for construction (permit fees will be waived for items qualifying under this program) and schedule City Inspections (inspection fees still apply) as required during construction. The City shall inspect the improvement, maintain records of inspections and approve the final installation. **NOTE: Incomplete or unresolved inspections will delay a homeowner's receipt of reimbursement funds.**
8. Upon completion of the work, the homeowner shall submit the Request for Reimbursement form to the **Engineering Department**, accompanied by the following:
 - a) Proof of payment;
 - b) Certification from the contractor that the work was completed; and
 - c) Certification from the City Inspector that the work was completed in accordance with City Codes and passed final inspection.
9. The Senior Engineer shall review the Request for Reimbursement form, certify the eligible improvement costs and requested reimbursement amount, and forward the approved Request for Reimbursement to the City Finance Department.

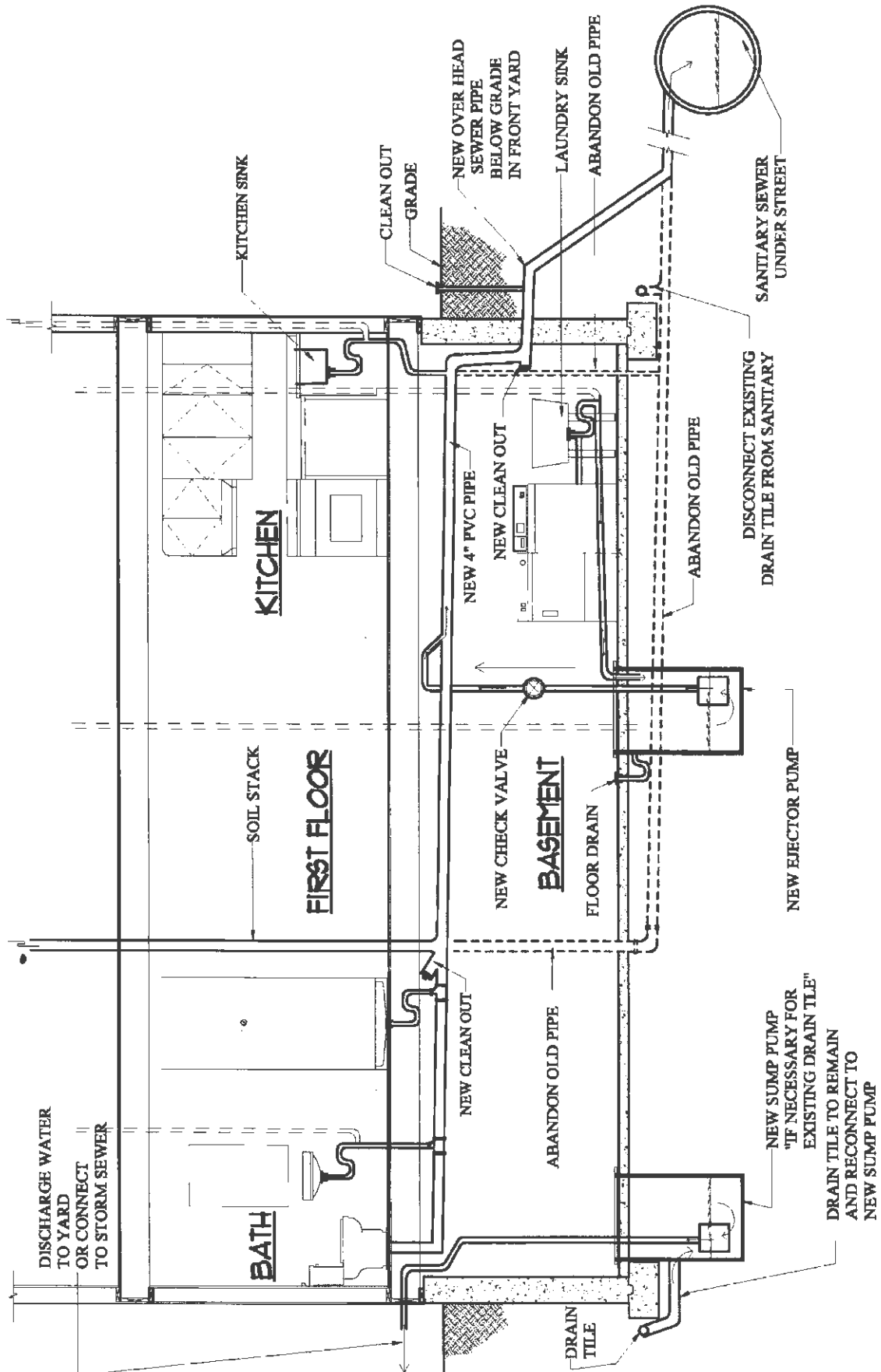


Figure 1

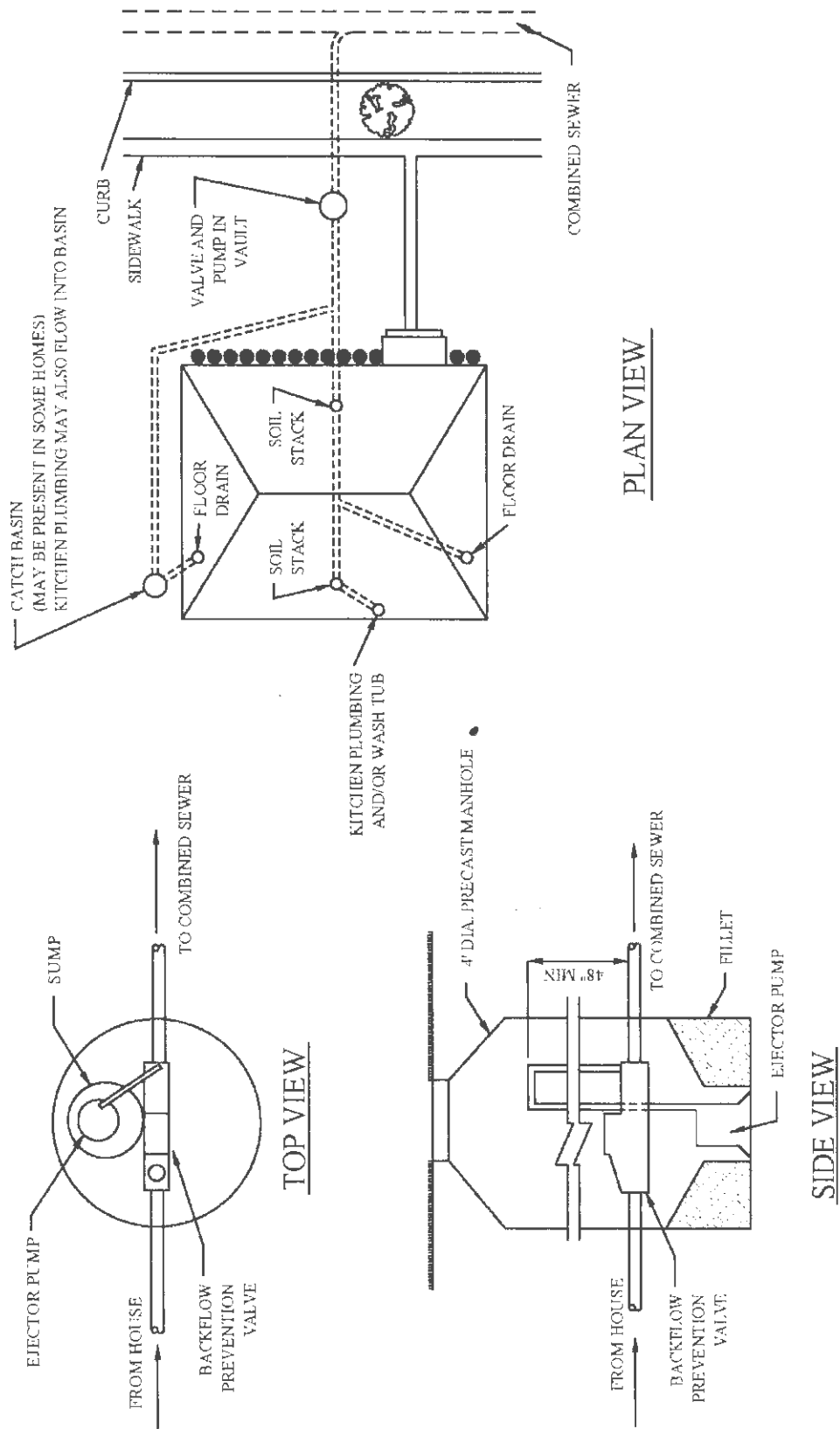


Figure 2

EXAMPLE OF A TYPICAL INSTALLATION OF A BACKFLOW PREVENTION VALVE