



Purpose

The Basement Flooding Grant Program assists property owners in the purchase and installation of corrective measures to prevent basement flooding caused by sewer backups from overloaded City sanitary sewers.

What is eligible?

Work eligible for funding must be intended to prevent backup of sanitary sewage into basements. Basement sewer connections are the point of entry for the flooding and the connections should be isolated / protected / elevated using devices or methods such as: standpipes, check valves, sewer & plumbing modifications, and sump pumps. Owners may perform the work themselves when permitted or hire a contractor licensed to do the work. The City accepts no liability for damages resulting from work funded under this program.

Examples of work not covered include: Insurance deductibles, replacement of damaged property, cleanup costs, and work to prevent strictly groundwater or storm water flooding such as wall waterproofing, footer drain cleaning or replacement, sewer lateral repairs or cleaning, landscaping changes to prevent surface water from standing against the foundation.

Who is eligible?

Owners of property in the City of Toledo that experiences sewer backups from overloaded main sewers are eligible. There is not an age or income requirement for the grant, but those factors can affect the amount of the grant.

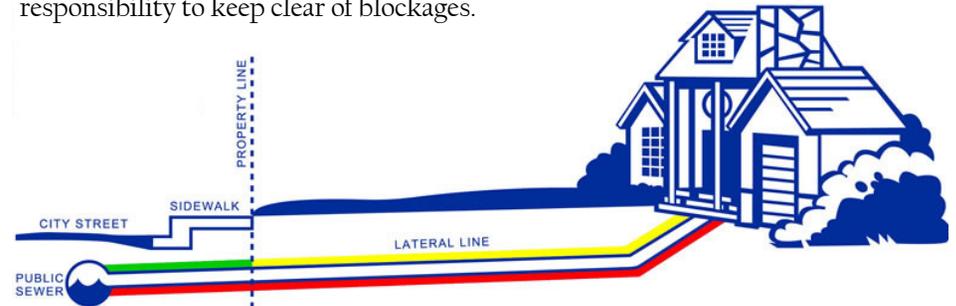
City of Toledo Engineering Services Division
Attn: Basement Flooding Grant Program
One Lake Erie Center, 600 Jefferson Ave Suite 300
Toledo, OH 43604

City of Toledo Engineering Services 419-245-1315
Basement Flooding Grant Program 419-245-1338
City of Toledo Sewers and Drainage Division 419-936-2924

How do I know the cause of my backup?

During a sewer backup, call the City of Toledo Sewer Dispatcher at 936-2924, who will send personnel to determine the cause. Personnel from Sewers & Drainage Division will look inside sewer manholes upstream and downstream of your home to determine if the sewers are filled to a level above the level of your basement connections.

If the cause is not determined at the time, your effort to determine the cause will assist with determining eligibility. This includes talking to your neighbors. A common cause of a backup is some maintenance need of your private sewer “lateral line” (the sewer line between your house and the City sewer). Such situations are not eligible for the grant. Problems with the lateral may show up as wet weather basement flooding because ground water collected by the basement/foundation drainage tiles cannot drain quickly enough through the lateral due to a restriction in the line. Ordinary problems require periodic cleaning and/or the use of products that discourage tree roots growth in the lateral. Severe problems may require camera-inspection, repair or replacement. Repairs between the house and the property line (or sewer easement if the sewer is in the backyard) are the owner’s responsibility as shown in yellow below. Repairs beyond the property line or sewer easement are City responsibility, and shown as green below. The full length, as shown in red, is the owner’s responsibility to keep clear of blockages.



Connections of rain water to the building “lateral line”, such as downspouts and driveway drains can cause your basement to flood and contribute to the overloaded main sewer, and are illegal except in the oldest parts of the City. These sources of rainwater should not enter the sanitary sewer at all, but should infiltrate the ground or travel to the nearest waterway (may be connected to the street drain sewer system which goes to a nearby stream/ditch).

Regarding Sump Pumps

Using just a sump pump against a sewer backup can be a losing battle. However, after isolating / protecting / elevating basement sewer connections, the sewer backup does not reach the pump and then a correctly configured sump pump should be able to keep up with the amount of ground water that collects from the basement/foundation drainage tiles during wet weather.

Basement Flooding Grant Program

- First \$1,000 of eligible work is covered by the City.
- Second \$1,000 of eligible work is matched 50/50 up to a total of \$1,500 maximum grant amount. The grant is not repaid in any way.
- The grant maximum is \$2000 for Homestead Exempt (property tax status) and/or recipients of the Home Energy Assistance Program (HEAP/PIPP).
- Reimbursement Requests may be submitted in the form of paid invoices and are prioritized similarly to applications.

Application Approval

Applications are prioritized according to the severity and history of an area's flooding, and the order in which they were received. Applications take approximately one month for processing and may take longer following a significant storm event. An applicant is usually contacted by phone or email during the processing to discuss the application.

When approved, the application and instructions to proceed are sent through the mail. The approved application then serves as record that the City can pay the grant after the work is completed. Then the contractor can bill the City directly if the contractor accepts such payment arrangements.

Proceeding prior to Grant Approval

Because of the delay in processing applications and the resulting time a home could remain prone to flooding, please seek any cost effective protection possible while your application is being processed. Reimbursement requests are prioritized similarly to applications. Proceeding prior to grant approval does not disqualify an application that is submitted prior to or within 60 days following the work.

Floor Drain Check Valve Program

A floor drain check valve is a low cost solution for some situations. To receive a free floor drain check valve (when available) from the City, submit the waiver and pick one up at our office. Office address is on page one of this brochure. Participation does not affect grant program eligibility.

Grant Program Process

- Interested property owners need to begin by reviewing information we have prepared about the program. Applications can be requested by calling our office or can be obtained from the Internet. On the City website (www.ci.toledo.oh.us) navigate to the Department of Public Utilities, Engineering Services Division website.
- The application must be submitted with a minimum of two written quotes.
- The City verifies evidence of a public sanitary backup, reviews the proposed solution and flooding symptoms experienced, and prioritizes application.

Grant Program Process – (Continued)

- When approved, the application is returned to the applicant with instructions to proceed and a request-for-payment form.
- Property owner performs the work along with any required inspections, and the contractor's invoice is signed to acknowledge acceptance of the work.
- After the work is completed the property owner must submit a request for payment with invoices that verify work outlined.
- The City will process payment to the applicant or contractor after verifying the completion of the work and the completion of any required building permits.

What type of solution is usually installed?

For shallow flooding and simple basement plumbing, a device at the floor drain, such as a sewage check valve or standpipe, is common. Such a solution may include the use of an emergency use sump pump and typically does not require a plumbing or sewer construction permit. For deeper flooding, a standpipe, in-line sewage check valve, conversion to overhead plumbing, or other methods may be appropriate. In any case, the emergency use sump pump should be used to discharge flow from the basement/foundation drainage tiles during wet weather. The drainage tiles should be allowed to run free and not be subjected to the overloaded sewer pressure.

What is the best solution?

Like anything else there are pro's and con's of different solutions at different prices. The program hosts contractor meetings to make businesses aware of different types of solutions. Every home is different. Basement plumbing may be very basic and protection straightforward, or may be more complicated.

Resources – Products

- Clean Check Backwater Valves, a flapper-type valve and the standard for installation outside of the home: <http://www.cleancheck.net/menu.htm>
- Backwater valve discussion, focus on Mainline Fullport type: <http://www.backwater-valves.com/Back-water-valves.asp>
- Peterson Valves, yet another type of valve: <http://www.petersonvalve.com/>

Resources – Basement Flooding Discussion

- Sewer Backup discussion by Village of South Holland, IL www.southholland.org/FloodProtection/sewer_backup.phtml
- When Water Attacks: Discussion by Village of Tinley Park, IL http://www.tinleypark.org/government/departments/public_works/floodproofing/introduction.htm
- A Detroit area engineer discusses protection methods: <http://www.sewer1.com/sewerbackup/default.asp>