

City of Elmhurst



OVERHEAD SEWER PROGRAM

(CITY COST SHARING – 50% of ELIGIBLE COSTS, UP TO \$5,000)

IN ORDER TO QUALIFY FOR THE CITY OF ELMHURST OVERHEAD SEWER COST SHARING PROGRAM:

The perimeter drain tile and any other source of storm water must be disconnected from the city sanitary sewer. Installation of a sump pit and sump pump is required. The sump pump is to discharge the storm water onto the ground, to the front or rear of the property. Or, the sump pump discharge may be connected to the storm sewer in the street via underground pipe, SDR 26 PVC minimum 4” diameter. If additional storm water is being conveyed (such as rear yard drain or downspouts) then use a 6” diameter pipe SDR 26.

(Note: This requirement is not applicable if a proper sump pit for perimeter drain tile already exists.)

OVERHEAD SEWER PROGRAM

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Issued: September 2, 1997
Revised September 16, 2010
Revised December 21, 2012
Revised July 21, 2014
Revised February 11, 2015

OVERHEAD SEWER PROGRAM

1. What is it?

The Overhead Sewer Program was established to provide financial assistance to homeowners who desire to protect their home from flooding during a heavy rain event. Eligible homeowners may qualify for a 50% cost sharing, up to a maximum of \$5,000.00 for installing an overhead sewer system which can protect their basements from sewer back-up. Some “modified” overhead sewer designs may also qualify.

2. How does the Overhead Sewer work?

Typically, homes which have experienced sewer back-ups and flooded basements during a heavy rain event have a gravity type sewer (see sketch “A” on page 4). The existing sewer underneath the basement floor drains to the sewer in the street by gravity. When the City sanitary sewers become overloaded the gravity type sewer is subject to back-up.

Changing the basement plumbing to an Overhead Sewer (see sketch B on page 5) can protect the basement from back-ups. Basically the plumbing in the basement gets re-plumbed and directed to an ejector pit. The ejector pit lifts the sewage up and overhead, then down to about mid-height of the basement wall, where it exits the foundation wall to the outside of the building. Once outside, there is a “steep slope” section of pipe where it continues to the lateral line and then to the City sewer. If the City sewer backs-up, the homeowner is better protected, as the water will most likely only back-up into the “steep slope” area of the pipe, and not into the house.

3. Is there anything else I should know?

Yes, in order to qualify for this program, the proposed Overhead Sewer remedy by your plumber must accomplish several things.

First, the perimeter drintile and any other source of storm water must be disconnected from the sanitary sewer. Installation of a sump pit and pump is required. The sump pump is to discharge the storm water onto the ground, to the front or rear of the property. Or, the sump discharge may be connected to the storm sewer in the street via underground pipe, SDR 26 PVC minimum 4” dia. If additional storm water is being conveyed (such as a rear yard drain or downspouts) then use a 6” dia. pipe SDR 26. (Note: This requirement is not applicable if a proper sump pit for perimeter drintile already exists.)

OVERHEAD SEWER PROGRAM

Secondly, an overhead sewer needs to be installed per sketch B, page 5. The plumber needs to provide two sets of drawings which communicate all of the work being performed. A detailed and itemized invoice for all work being performed is required to be submitted to the City for review, for City Cost Sharing. (certain modified overhead sewer designs may also qualify)

Install at least one “clean-out”, outside of the house.

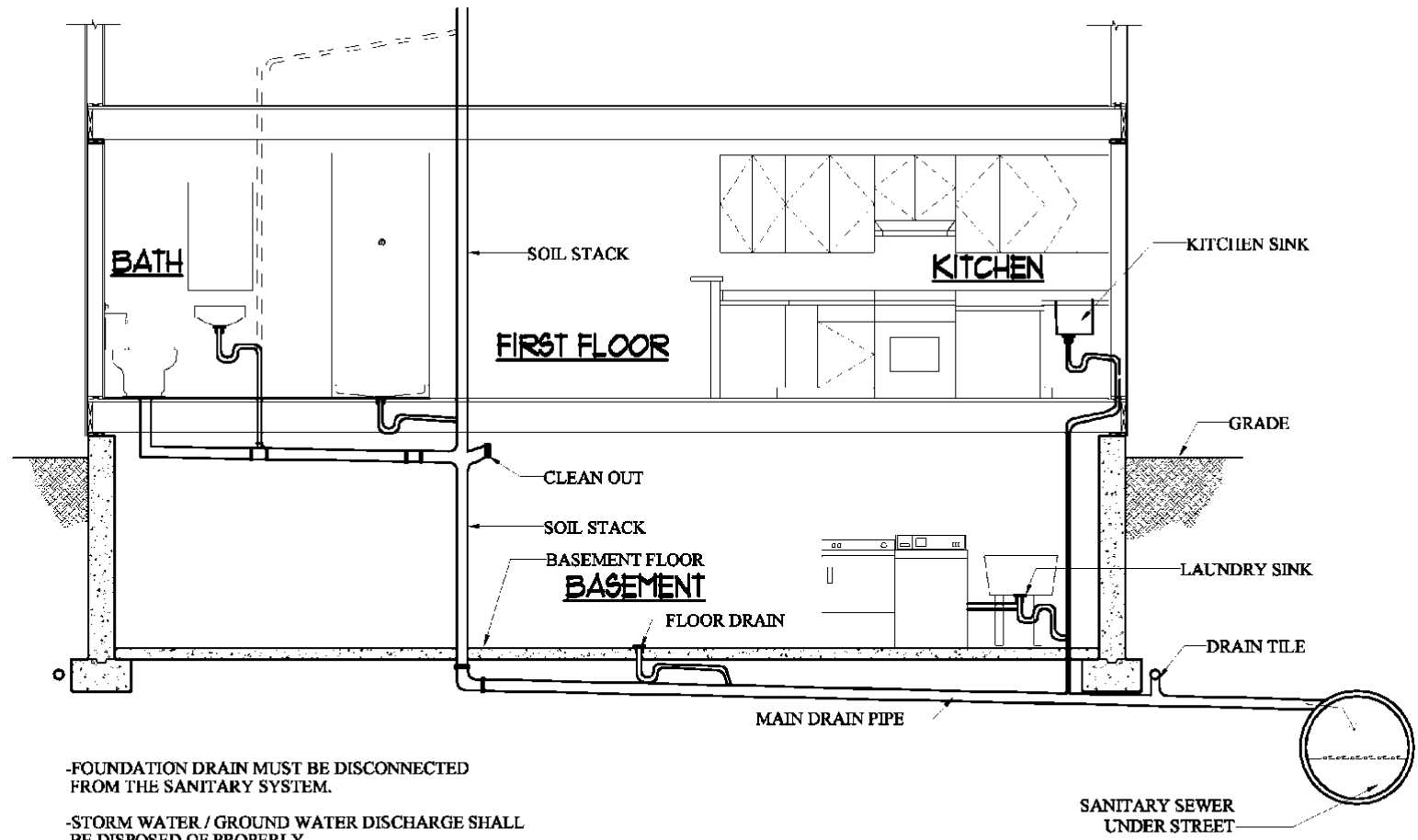
Furthermore, there are certain costs which are eligible for City Cost Sharing and others that are not.

Eligible costs are as follows:

- Cost of location, excavation and exposure of the house lateral sewer line including the support of existing structures for re-connection of a new overhead sewer to the existing lateral.
- Cost of a new sump pit, ejector pump and associated electrical and plumbing work needed to lift sanitary drainage from basement plumbing fixtures to an overhead sewer.
- Cost of trenching and concrete floor repairs.
- Cost of grass seeding to restore disrupted grass/lawns.
- Battery backup system for the new sump pump.
- Applicable permit fees.
- Installation of storm water sumps or associated piping pits or materials.

Non-Eligible Costs

- Removal and Replacement of interior walls and finishes.
- Use of materials not meeting the requirements of the City’s guide specifications or City codes.
- Ancillary homeowner improvements not necessary to provide sanitary sewer back-up protection of the basement.
- Planting or replacement of new landscaping (bushes, trees, sod, fences, walls, etc.)
- New electrical panels and/or upgrading the house electrical supply.



-FOUNDATION DRAIN MUST BE DISCONNECTED FROM THE SANITARY SYSTEM.

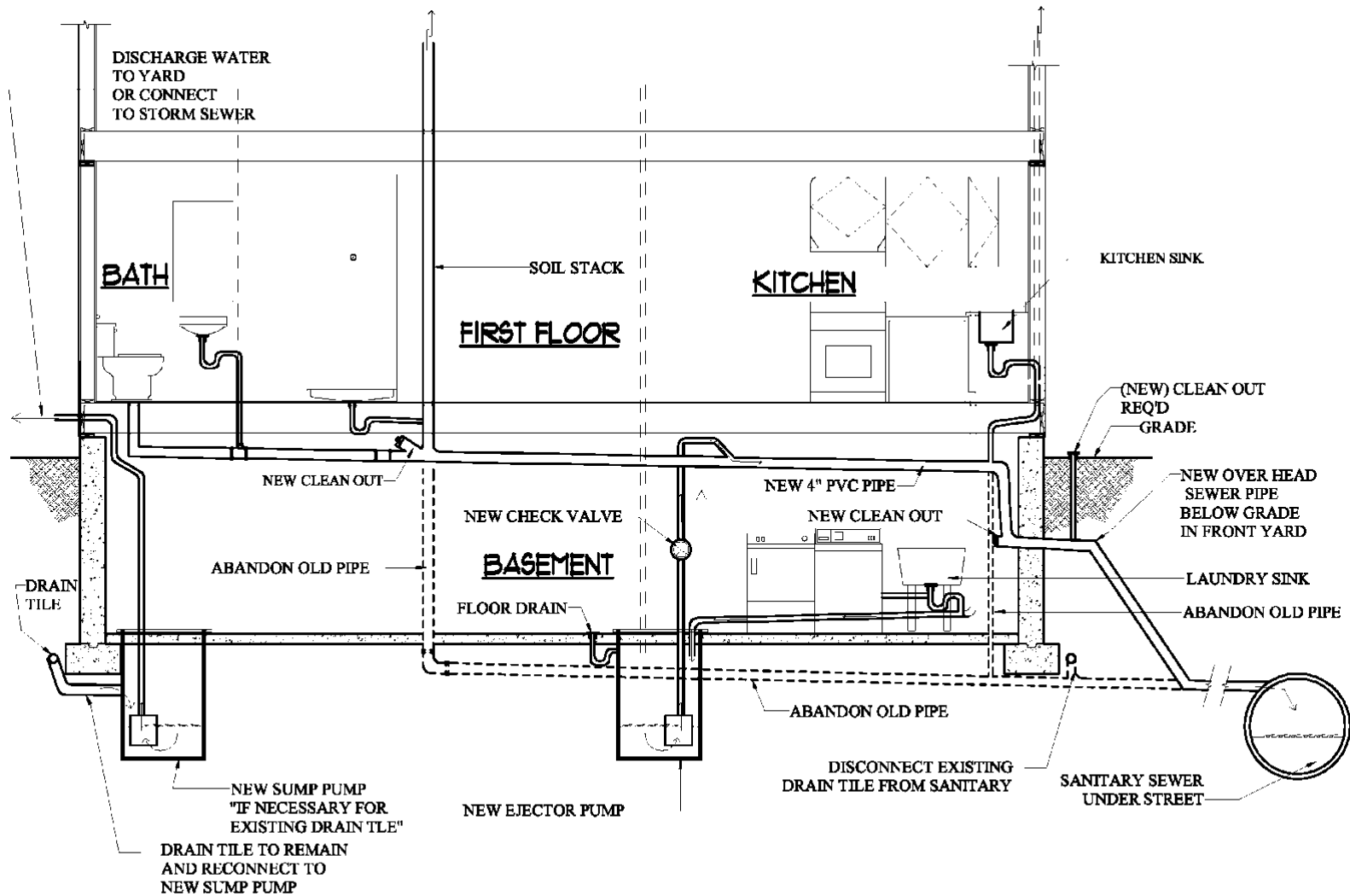
-STORM WATER / GROUND WATER DISCHARGE SHALL BE DISPOSED OF PROPERLY.

- IN SOME HOMES, THE BASEMENT WASH TUB, FLOOR DRAINS AND KITCHEN PLUMBING MAY DISCHARGE TO AN EXTERIOR CATCH BASIN LOCATED BEHIND OR ALONG SIDE THE BUILDING

- SOME HOME MAY ALSO HAVE A FOUNDATION DRAIN WITH A GRAVITY CONNECTION TO A SUMP PUMP IN THE BASEMENT

BEFORE

SKETCH A : EXAMPLE OF A TYPICAL GRAVITY DRAINAGE SYSTEM

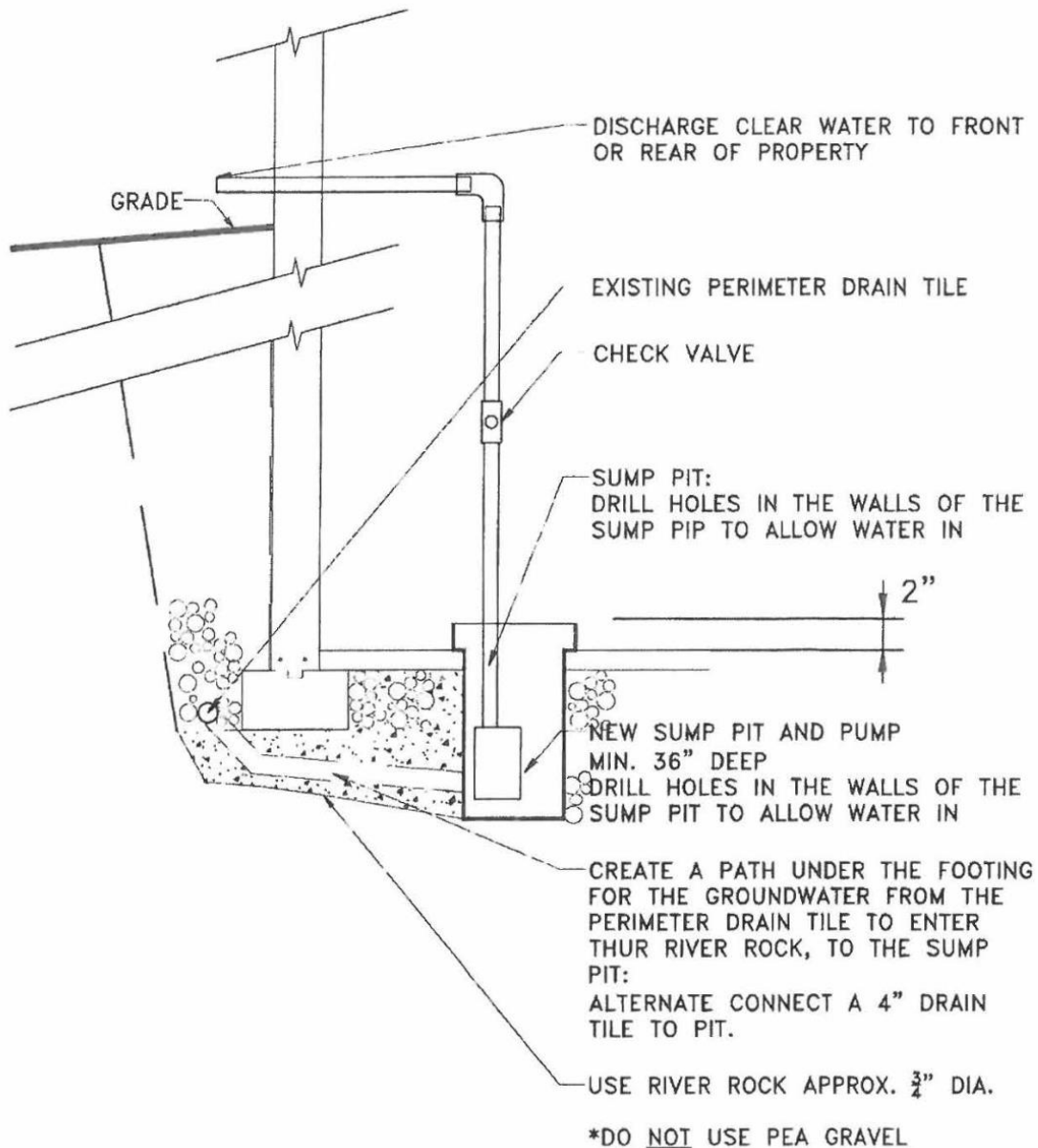


AFTER

SKETCH B : EXAMPLE OF A CONVERSION TO AN OVERHEAD SEWER SYSTEM

STORM WATER SUMP PIT DIAGRAM

THIS DIAGRAM DEPICTS HOW TO INSTALL A STORM WATER SUMP PIT IN AN EXISTING BASEMENT IN ORDER TO MEET THE REQUIREMENTS OF THE "OVERHEAD SEWER PROGRAM" AND/OR THE "CHECK VALVE PROGRAM".



OVERHEAD SEWER PROGRAM

GENERAL PLUMBING NOTES

1. “In order to qualify for the Overhead Sewer Program Cost Sharing: The perimeter drintile, storm water, must be disconnected from the sanitary sewer. Installation of a sump pit is required to discharge the storm water on the ground (front or back) or make a direct connection to the storm sewer in the street.”
2. Use SDR 26 ASTM 2241 for Sewer Pipe. If there is less that a 10’-0” separation of water service to any sewer line, use SDR 25 or equal for sewer line.
3. Where manufactured pipe joints cannot be utilized or where dissimilar materials are joined, “non-shear” type couplings shall be used for connections.
4. Connections of SDR 26 laterals to VCP / SDR 26 PVC sanitary sewer main or CP storm sewer shall be made with a stainless-steel band and gasketed saddle connection.
5. Disconnect abandoned basement floor drains/sewer outside of building foundation / slab and cap with the use of brick and hydraulic cement.
6. All floor drains must be vented.
7. PVC pipe for drain waste and vent is permitted for use above ground and is permitted underground and under the slab inside the building
8. The overhead sewer must penetrate the foundation wall before it starts its steep slope. To provide optimal protection the new overhead sewer SHALL NOT be connected to the existing gravity sewer inside the basement.
9. Provide a clean-out just outside of the building.
10. The Contractor shall restore all interior and exterior surfaces disturbed due to excavation in-kind.
11. The application shall include a detailed description of exterior extent of work.

OVERHEAD SEWER PROGRAM

INSTRUCTIONS ON HOW TO APPLY

STEP 1:

Contact the Community Development Department at 630-530-3020 to:

- Fill out an application and submit it to the Community Development Department. You may pick up the Overhead Sewer Program with the application at City Hall or print a copy from our website at **elmhurst.org**. Type in “Overhead Sewer Program” in the search engine and click on the link.

STEP 2:

After being deemed eligible, hire a plumber. Have the plumber prepare drawings and provide a written proposal which details the scope of work. Also, complete the following forms:

- **Overhead Sewer Permit Application** (page 8)
- **General Information Form** (page 9)
- **Homeowner Participation Agreement** (page 10)

Submit the drawings, proposal & forms to the Community Development Department at City Hall, 209 N. York St.

(The Cost Sharing by the City is 50% up to a maximum of \$5000, based on available and budgeted funds)

STEP 3:

The drawings will be reviewed and will either be approved as noted or returned for revisions. When drawings receive approval, the permit will be issued and the plumber can start the work.

STEP 4:

The plumber needs to contact the Community Development Department to schedule normal inspections during the course of work and at completion for a final inspection.

STEP 5:

After the work as been inspected and approved, the homeowner needs to pay the full amount to the plumber and then needs to submit the following to the Community Development Department to get reimbursed:

- Completed “Request for Disbursement Form”.
- A copy of a paid & itemized invoice from the plumber who did the work.
- A copy of the cancelled check (both sides) that the homeowner paid for the work.
- Submit to the Community Development Department for processing.

STEP 6:

“**WAIT**” – The homeowner will receive the City’s reimbursement check in the mail approximately three weeks after **all of the required paperwork** is submitted to the Community Development Department.

Permit #: _____

- Inspected for Eligibility _____

Initials/Date

Overhead Sewer Permit Application

Must submit 2 sets of all drawings

Owner Name: _____ Date: _____

Address: _____ Phone: _____
: _____

ALL CONTRACTORS/HOMEOWNERS TO PROVIDE SEPARATE TRADE SPECIFIC BONDS

<u>**Include Name – Address – City – Zip Code**</u>	<u>Phone Number</u>
Plumber:	
Sewer & Drain:	
Electrician:	
Street Patching: <input type="checkbox"/> - By the City <input type="checkbox"/> - N/A	

Approx. Job Cost \$ _____

Please Print

Plumbing Contractor

Contact: _____

Address: _____ Phone #: _____
Office Cell

1. The perimeter drain tile and any other source of storm water must be disconnected from the city sanitary sewer. Installation of a sump pit and pump is required. The sump pump is to discharge the storm water onto the ground, to the front or rear of the property. Or the sump discharge may be connected to the storm sewer in the street via underground pipe, SDR 26 PVC minimum 4” diameter. If additional storm water is being conveyed (such as a rear yard drain or downspout) then use a 6” diameter pipe SDR 26. (Note: This requirement is not applicable if a proper sump pump pit for perimeter drain tile already exists.)
2. Use SDR 26 ASTM 2241 for sewer pipe. SDR 25 or equal must be used if there is less than a 10ft separation to the water service.
3. Where manufactured pipe joints cannot be utilized or where dissimilar materials are joined, “non-shear” type couplings shall be used for connections.
4. Connections of SDR 26 laterals to VCP/SDR 26 PVC sanitary sewer main or CP storm sewer shall be made with a stainless steel band and rubber gasket saddle connection.
5. Disconnect abandoned basement floor drain/sewer outside of building foundation/ slab and cap with use of brick and hydraulic cement.

- **Approved as noted:** _____
Chris Kransberger, Building Commissioner Date

- **Approved as noted:** _____
Kevin Sherlock, Plumbing Inspector Date

OVERHEAD SEWER PROGRAM

GENERAL INFORMATION

Name: _____

Address: _____

Phone: (Home) _____ (Work) _____

Date you moved into this home: Month _____ Year _____

Plumbing Contractor's name _____ cell phone # _____

Are your downspouts connected to the City's sanitary sewer system? Yes No

Are your downspouts connected to the City's storm sewer system? Yes No

Does your home have an outside catch basin? Yes No

Does your home have exterior foundation perimeter drain tile? Yes No

Please check all the plumbing fixtures that are present in the basement of your home.

Floor drain **Shower or tub** **Lavatory**

Laundry sink or wash basin **Ejector pump** **Toilet**

Sump pump: Does it discharge to Front, Rear, Side, or is it connected to the Storm Sewer in street? (Circle one)

How many basement water events have you experienced?

Since 1990 _____ Since you have occupied your home _____
(Documentation of flooding may be required to qualify for participation in the program)

Application Materials Required

Each of the following documents **must** be attached to this application in order for the application to proceed and for a permit to be issued:

1. Copy of the detailed proposal & drawing from the plumbing contractor who will perform your work.
2. Copy of the signed Homeowner Participation Agreement & completed General Information Form.
3. Completed permit application form (with all applicable fees paid).

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City of Elmhurst

Homeowner Participation Agreement

I understand and agree that the City of Elmhurst established the overhead sewer program to assist residents in protecting their home from flooding due to sewer backups during a heavy rain event.

The program provides for 50% reimbursement of eligible costs up to a maximum of \$5,000.00.

Prior to the installation of any plumbing work, the specific plans including the Proposal shall be submitted to the City for review and approval. No work shall commence until City approval is obtained and a permit is issued. The City shall 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 Disbursement" form must be completed and submitted with other documentation, such as the detailed invoice and a copy of the cancelled check (both sides) which evidences that the project was paid for, in full, by the homeowner.

Liability – 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 Homeowner shall make any claim for such matters directly against the Contractor or Contractor's insurance carrier. Homeowner hereby agrees to indemnify and hold City harmless against any and all claims and further covenants not to sue the City for any and all claims, as no system is absolutely fail safe.

Disclaimer – The Program is designed to substantially reduce the risk of basement backups. However, there is always some risk of basement backup as a result of unexpected sewer collapse, obstruction, power failure, extreme environmental conditions or other unforeseen factors. Proper operation of foundation drains is necessary to prevent seepage of ground water through walls below grade. Existing foundation drains shall not be tested for proper operation in the Program—the Homeowner has the responsibility for all testing, inspections and any corrective work that may become necessary. (The homeowner is reminded that footing drains, storm water tiles and all perimeter drains must be disconnected from the sanitary system. Storm water/ground water discharges shall be disposed of properly)

In addition, reliable continuous functioning of Homeowner's sump/ejector pump(s) is necessary for overhead sewers, and foundation drains to function properly. The Homeowner shall have the responsibility to check the operation of the pumps regularly. The Homeowner shall have the responsibility for all testing, inspections and any corrective work that may become necessary for regular and periodic maintenance. It is further recommended that the Homeowner install a battery backup system to provide protection in the event of power failure. Costs of a battery backup system shall be eligible for funding as part of the program.

Breach – If the Homeowner fails to comply with all requirements of this Agreement or to complete installation as provided in this Agreement, the City shall have no obligation to reimburse the Homeowner.

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

Homeowner – Printed Name

Signature

Date

Property Address

OVERHEAD SEWER PROGRAM

City of Elmhurst Request for Reimbursement Form

Name: _____

Address: _____

Phone: (home) _____ (work) _____

Date plumbing work was completed: _____

Plumbing permit number issued: _____

Plumbing contractor who performed work: _____

Total cost of eligible expenses: _____

Total amount of reimbursement requested: _____

(50% of eligible expenses not to exceed \$5,000)

Owner Certification

I, _____ am the homeowner of the premises indicated above and I certify that all of the information contained on this Request for Reimbursement Form is true and accurate to the best of my knowledge.

Signature

Date

Plumbing Contractor Certification

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

Signature

Date

City Certification

As an authorized agent of the City of Elmhurst who administers the Overhead Sewer Program, I certify that I have reviewed all the necessary paperwork associated with above mentioned "Overhead Sewer Program Application & Permit", and found them in compliance with the provisions of the Program. Therefore, I recommend the reimbursement amount be paid.

Signature

Date