



Flood Control Assistant Pilot Program

The Village of Maywood is pleased to announce a Flood Control Assistant Pilot Program to assist single-family homeowners with the cost of plumbing improvements to address combined sewer related backups.

The program is being administered on a “first come – first served” basis, eligible homeowners may qualify for a 50% cost share up to a maximum of \$1,750, subject to available funding, for installing any of the three (3) listed basic options included in the program.

The goal of the program is to encourage homeowners to improve their quality of life and enhance property values through the reduction of combination sewer backups. The Mayor and Village Board of Trustees budgeted \$50,000 for the period of May 1, 2019 – April 30, 2020.

ELIGIBLE PROGRAM REIMBURSEMENTS

- This program only applies to owner occupied single family homes.
- ALL WORK MUST BE PERFORMED BY A LICENSED PLUMBER

The success of the cost sharing program depends on following a clear set of guidelines which set forth the Village’s policy on which costs are and which costs are not eligible for cost sharing by the Village. The following guidelines are set for eligible and non-eligible costs:

Eligible Costs:

Only the following costs, which were incurred after May 1, 2015, shall be eligible for consideration for reimbursement.

- Cost of location, excavation and exposure of the building lateral, including the support of existing structures, for connection of a new overhead sewer to the existing lateral.
- Cost of a new sump pump pit, new sump pump, and associated plumbing and electrical work needed to pump sewage from below grade plumbing fixtures to an overhead sewer.
- Cost of trenching and concrete floor replacement.
- Cost of installing a backflow prevention valve with a bypass (new sump and sump pump in an underground vault) and associated plumbing and electrical work.

- Cost of installing an underground vault or clean-out, and a backflow prevention device (as required by specific manufacturer) and associated plumbing work.

Non-Eligible Costs

- Removal and replacement of interior basement walls and finishes.
- Use of materials not meeting the requirements of Village's guideline specifications.
- Property owner enhancements not necessary to provide sewage backup protection in below grade levels of buildings.
- Costs of a battery back-up sump pump system.
- Planting of new landscaping (bushes and trees) and grass.
- New electrical panels and/or upgrading the house electrical supply to power a new sump pump(s).
- Cost of disconnecting downspouts.
- Expenses incurred prior to Village approval of application packet.

TYPES OF FLOOD CONTROL SYSTEMS

There are three (3) basic options available to homeowners as follows:

1. **OVERHEAD SEWER** – this system is a modification of the internal waste piping to direct the flow out of the house by eliminating all gravity drainage below the basement floor slab. Typically the system will need to incorporate a pump for all below grade floor drains and plumbing fixtures.
2. **BACKFLOW PREVENTION VALVE WITH BYPASS PUMP** – the system consists of placing a backflow device and bypass pump in and underground vault on the existing sewer service line on the exterior of the house. The use of the bypass pump allows for continued use of the house service during periods that the combined sewer system is pressurized.
3. **BACKFLOW PREVENTION VALVE** – the system consists of placing a backflow device in a cleanout located on the existing sewer service line on the exterior of the house. The homeowner will need to limit the use to plumbing fixtures in the house until the combined sewer system returns to a gravity flow operation.

Note: Each approach has different costs and degrees of property disruption, as well as different methods of use and maintenance on the property owner's revised plumbing arrangement. It should be noted, however, that Option 1 above, the installation of a new overhead sewer where it does not presently exist, is strongly recommended to provide the greatest degree of protection available under all weather conditions and storm events to prevent sewage from entering the building.

Property owners are required to disconnect roof drainage/downspouts and footing drain sump pumps from their sewer system as an integral component of this program.

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HOW TO APPLY

The Village reserves the right to modify the administration of the Flood Control Assistance Program, as well as policies, procedures and rules adopted under this program.

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

1. The property owner establishes initial intent to participate in the Flood Control Assistance Program and obtain an application from our website www.maywood-il.org or from the Community Development Department.
2. The Property Owner must not be indebted to the Village.
3. The Property Owner shall submit a complete application and provide the following:
 - a) Proof of ownership and primary residency
 - b) Homeowner obtains written proposal from licensed plumbing contractor to perform corrective action. The property owner is encouraged to obtain detailed proposals from a minimum of three (3) plumbing contractors which includes technical information on materials, pumps, valves, electrical panels, etc. that will be used on the improvement. A signed copy of the contract, signed by the Property Owner, needs to be submitted to the Village. (The Village reserves the right to reimburse based on the lowest quote given to the homeowner for reimbursement).
 - c) The Village shall not be a party to any contract related to the program.
 - d) Complete permit application for construction. (Permit Applications are available in the Community Development Department).
4. After the documents are submitted the Village will perform a building inspection to establish the existing conditions and to record the property owner's intent to proceed with one of the improvement options. The applications shall be processed within (5) business days.
5. Village reviews application packet and formally replies to property owner of approval or denial. The Village's response will identify the portions of the proposed improvement which are eligible and which are not eligible as well as the maximum amount of eligible cost sharing reimbursement.
6. The property owner shall execute the Letter of Agreement with the Village. After the Village receives an executed copy of the agreement, the property owner may have their contractor start work.
7. The property owner shall provide the contractor with a copy of the Letter of Agreement and a copy of the program guidelines to ensure compliance with all project requirements. Failure to comply will prevent reimbursement of expenses.

3.

Flood Control Assistant Pilot Program

8. All work must be completed with 90 days of the building permit being issued and if not completed the application shall be deemed withdrawn. The Community Development Department is authorized to grant one or more reasonable extensions.
10. The property owner and contractor shall follow all program requirements and schedule Village Inspection visits as required during construction. The Village shall inspect the improvement, maintain records of inspections and approve the final installation.

HOW TO OBTAIN REIMBURSEMENT

- a) The property owner shall submit the Request for Reimbursement voucher form with necessary certifications from the contractor that work was completed in accordance with Village Codes to the Village Inspector for review and approval.
- b) Following a successful final inspection and submittal of evidence of payment and a contractor's waiver of lien. The homeowner may seek reimbursement for work performed by submitting the attached form and W-9. Federal Tax Law requires the Village to send you a 1099 at year end.
- c) The Community Development 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 Village Manager or his Designee for final approval and subsequent payment to the property owner by the Village Finance Department.
- d) The program is designed as a reimbursement program. Thus, the homeowner may seek reimbursement for work performed. (The reimbursement checks should be available within (2) weeks).

GOALS AND OBJECTIVES

The program is intended to provide protection from the backup of sewage into basements, sub-basement, and crawlspace flooding caused by backup of sewage from the public sewers. This will benefit property owners by increasing property values, eliminating unsafe sanitary conditions and save substantial property expense in the long term. Additionally the Village will benefit from the reducing the costs associated with picking up and disposing of debris from each flooding event.

QUESTIONS

Any questions regarding the program please contact Community Development Department at 708-450-4405 or via email at dmyers@maywood-il.org.

Flood Control Assistant Pilot Program

GUIDELINE SPECIFICATIONS

GENERAL

All work performed under this program shall meet all applicable requirements of the Building Codes of the Village of Maywood including but not limited to the Illinois Plumbing Code, National Electric Code and ICC Building Codes.

The Contractor shall provide the property owner with at least a two year warrantee on all workmanship and one year warrantee on materials.

The Contractor shall provide the property owner and Village with as-built drawings depicting final installation conditions. Drawings may be sketches that are not to scale but which show actual dimensions of the installation relative to the building. Drawings shall also be accompanied with applicable specifications and manufacturer catalog information on all material including, valves and pump units.

Nothing in these guideline specifications shall prevent the property owner and contractor from including further specifications or more strict specifications for the work or from including additional work items in their contract.

SUMPS AND SUMP PUMPS

The sump basin shall be minimum 18" x 30". The ejector pump shall be a minimum 2" submersible pump which is capable of pumping from 25 to 90 gallons per minute at 10 feet total dynamic head. The pump shall have a minimum horsepower of ½. Manufacturers pump specifications and catalog sheets must be provided.

WIRING/ELECTRIC

All work shall conform to the minimum requirements of the current adopted Electrical Code of the Village. All pumps shall be provided with separate dedicated circuits and pumps shall operate on normal 110 volt household electric service. The electrical lead-in to the pump shall be long enough to enable easy removal of the pump from the basis for maintenance purposes.

BACKFLOW PREVENTION VALVE

Backflow prevention valves for the sanitary sewer house lateral shall be the same diameter as the house lateral. Access for maintenance and repair of the backflow prevention valve shall be provided by installing the unit in a minimum 48" precast vault in the front yard of the residence if a bypass pump system is include. If installed as backflow prevention device only the installation shall be per the manufactures requirements.

LINE LOCATING

The Contractor shall locate all sewer lines to establish existing drainage conditions prior to starting work. Location shall be accomplished using an appropriate sonic radio or electric field emitting device intended for sewer line locating purposes.

RESTORATION

All interior and exterior surfaces disturbed due to excavation shall be restored in-kind by the Contractor. Interior restoration, however, shall be limited to replacement of the Portland cement concrete floor slabs and not finished surfaces such as tile or carpeting.



FLOOD CONTROL ASSISTANCE PROGRAM

APPLICATION

Name: _____

Address: _____

Email: _____

Phone: (Home) _____ (Work) _____

Date you moved into this home: (Month) _____ (Year) _____

Are the roof drains/downspouts disconnected from the Village's sewer system? Yes No

Does your home have an outside catch basin? Yes No

Does your home have a foundation/footing drain? Yes No

Please check all basement plumbing fixtures found in your home:

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Floor drain | <input type="checkbox"/> Shower/tub |
| <input type="checkbox"/> Slop sink/wash basin | <input type="checkbox"/> Sump Pump |
| <input type="checkbox"/> Lavatory/toilet | <input type="checkbox"/> Ejector Pump |
| <input type="checkbox"/> Other (please describe) _____ | |

How many basement flooding events did you experience during the last 12 months? _____

During the last 5 years?



SELECTION OF FLOOD CONTROL PREVENTION OPTIONS

Indicate the type of improvement you wish to install:

- OVERHEAD SEWER – this system is a modification of the internal waste piping to direct the flow out of the house by eliminating all gravity drainage below the basement floor slab.
- BACKFLOW PREVENTION VALVE WITH BYPASS PUMP – the system consists of placing a backflow device and bypass pump in and underground vault on the existing sewer service line on the exterior of the house.
- BACKFLOW PREVENTION VALVE – the system consists of placing a backflow device in a cleanout located on the existing sewer service line on the exterior of the house.
- Other, Please provide detailed description _____

ADDITIONAL APPLICATIONS 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:

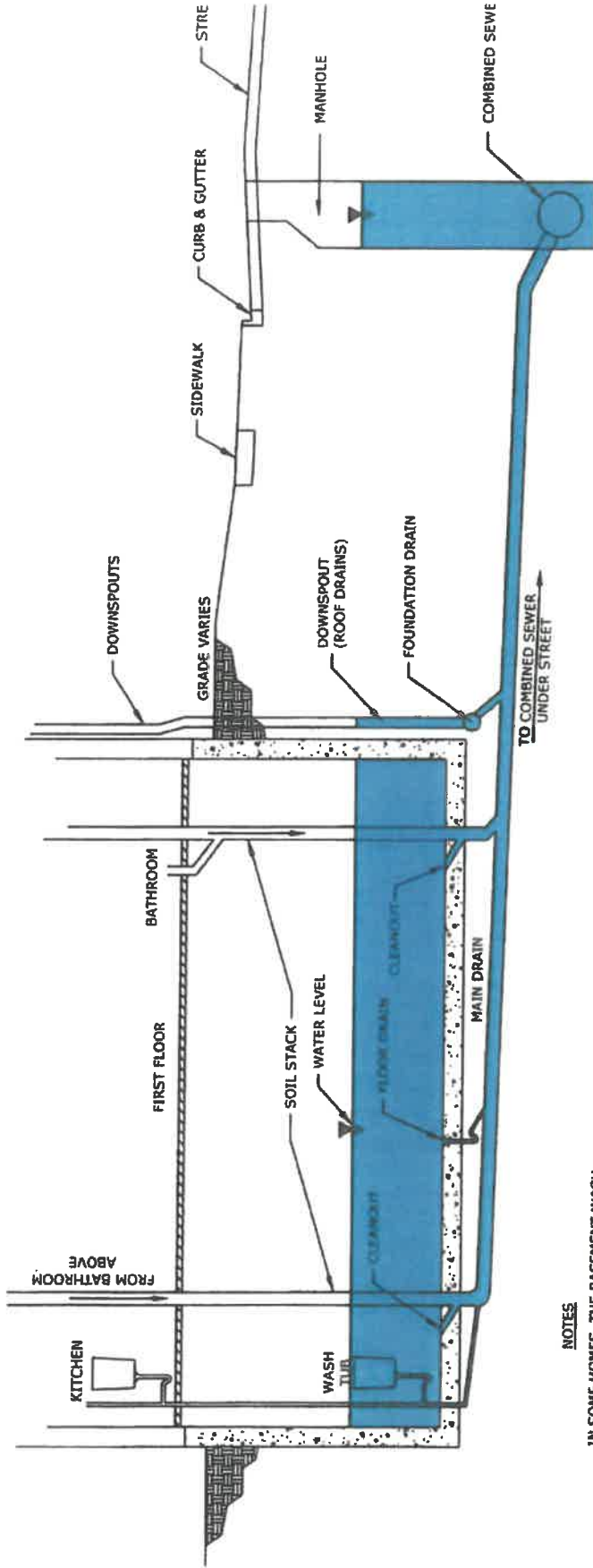
- Copy of a detailed contract from plumbing contractor selected to do the work
- Completed permit application forms *(with all applicable fees paid)*.

I certify that the information as provided in this application is true and correct. I further certify that I have read and accept the conditions and requirements stated in the PARTICIPATION REQUIREMENTS and GUIDELINE SPECIFICATIONS, which are attached to this application.

Signature

Date

VILLAGE OF MAYWOOD FLOOD CONTROL ASSISTANCE PROGRAM



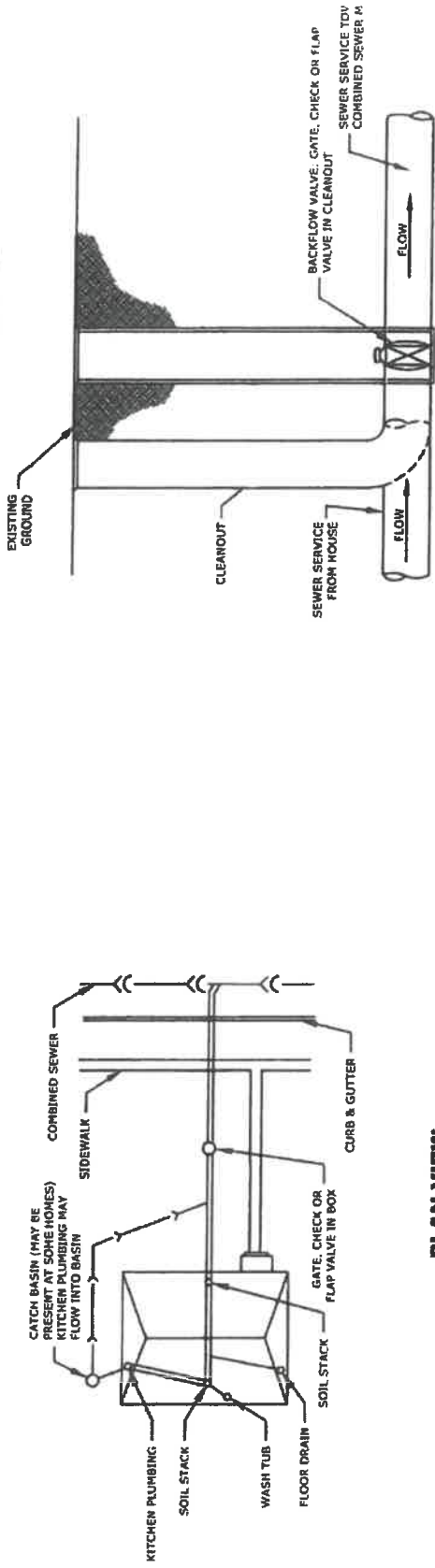
NOTES

IN SOME HOMES, THE BASEMENT WASH TUB, FLOOR DRAINS, & KITCHEN PLUMBING MAY DISCHARGE TO AN EXTERIOR CATCH BASIN LOCATED BEHIND OR ALONGSIDE THE BUILDING.

SOME HOMES MAY ALSO HAVE A FOUNDATION DRAIN WITH A GRAVITY CONNECTION TO THE BUILDING SEWER OR MAY FLOW TO A SUMP PUMP IN THE BASEMENT.

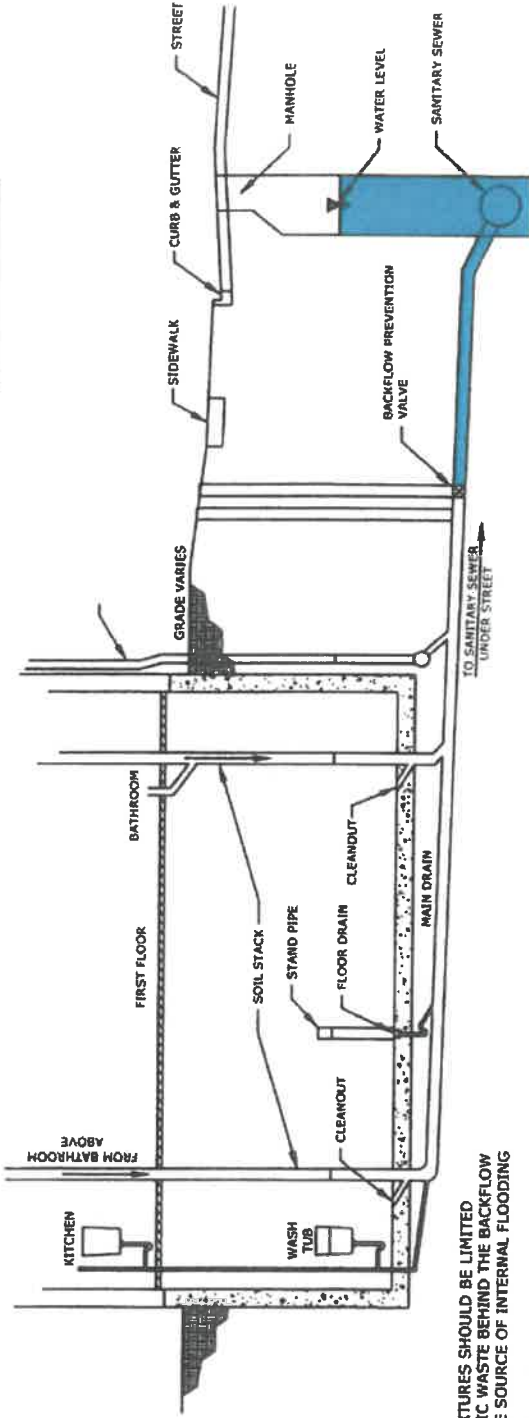
Existing Typical Gravity Plumbing System - During Heavy Wet Weather Conditions

VILLAGE OF MAYWOOD FLOOD CONTROL ASSISTANCE PROGRAM



PLAN VIEW

SECTION VIEW



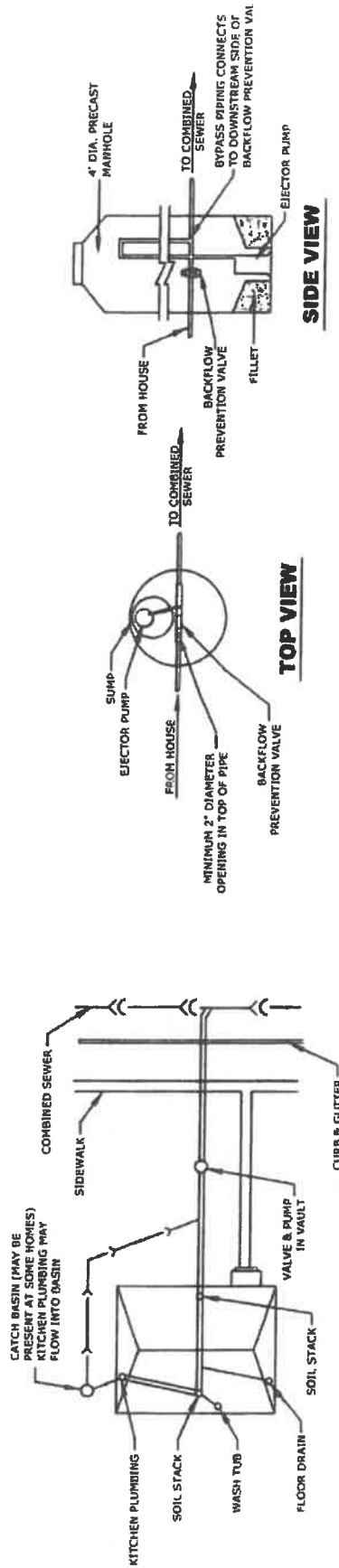
NOTE

USE OF PLUMBING FIXTURES SHOULD BE LIMITED TO PREVENT DOMESTIC WASTE BEHIND THE BACKFLOW VALVE BECOMING THE SOURCE OF INTERNAL FLOODING

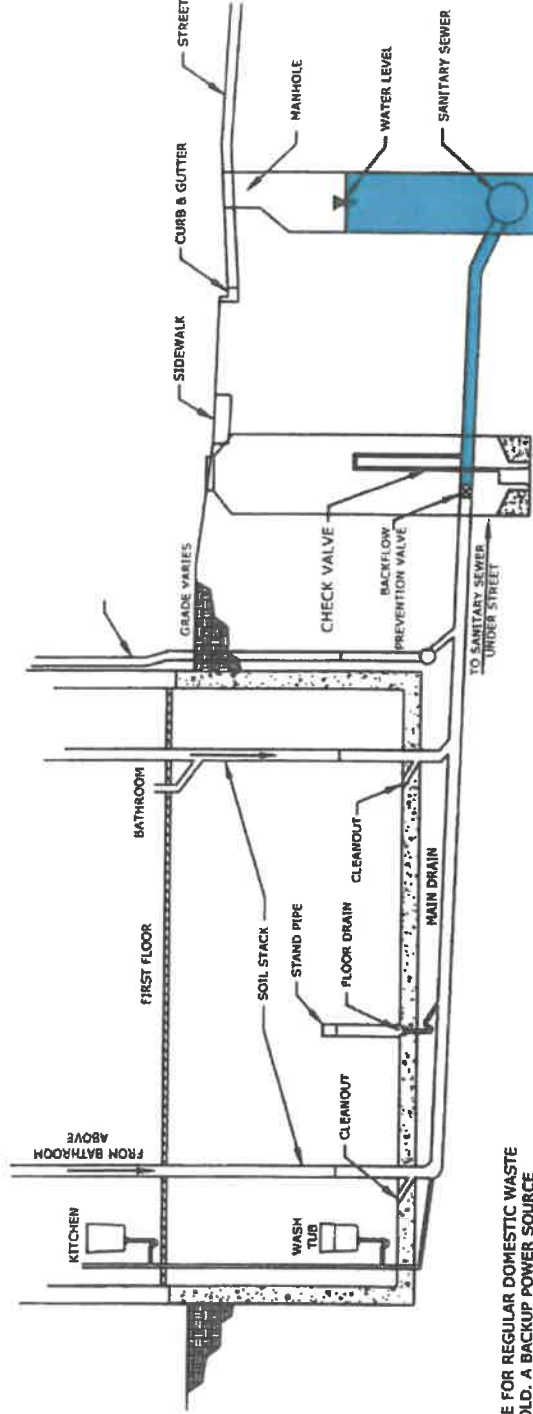
THE BACKFLOW VALVE NEEDS TO BE CHECKED AND MAINTAINED PERIODICALLY ACCORDING TO MANUFACTURERS REQUIREMENTS

Backflow Prevention Valve

VILLAGE OF MAYWOOD FLOOD CONTROL ASSISTANCE PROGRAM



PLAN VIEW



NOTE

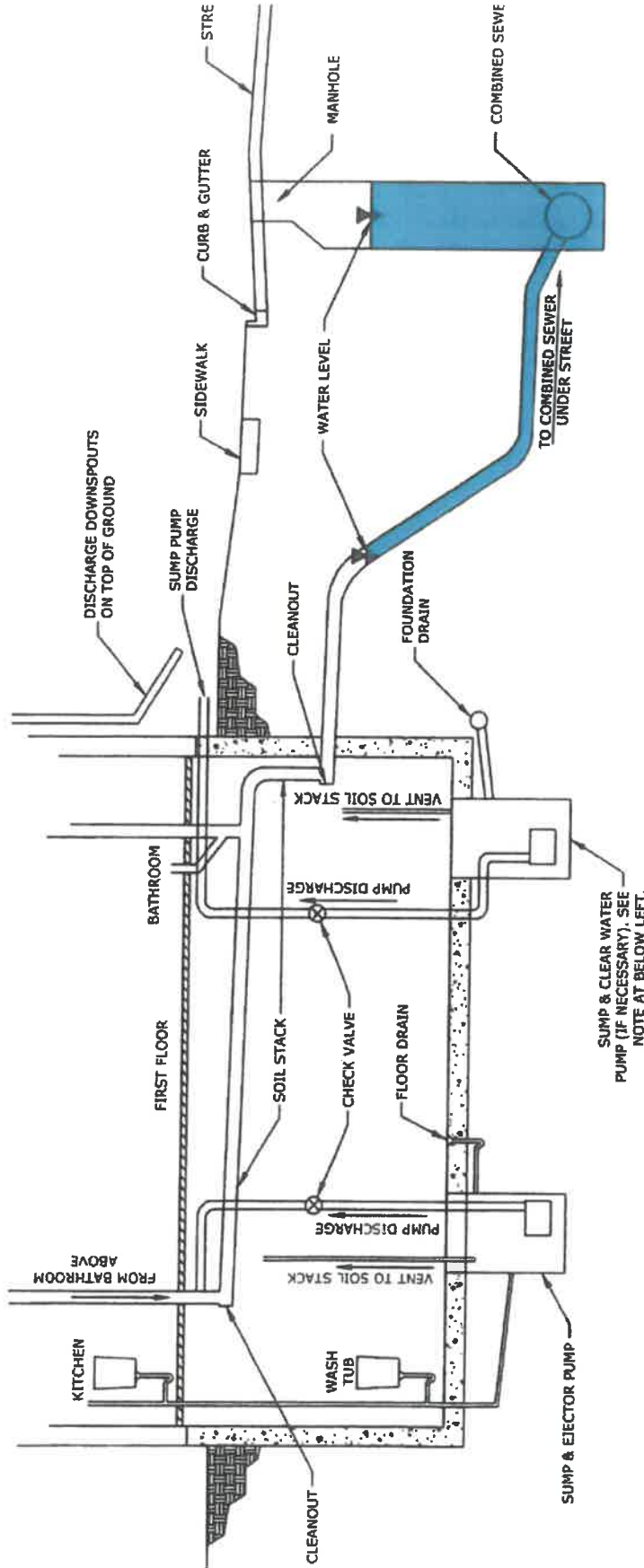
SIZE OF PUMP SHOULD BE FOR REGULAR DOMESTIC WASTE GENERATED BY HOUSEHOLD. A BACKUP POWER SOURCE (BATTERY) SHOULD BE CONSIDERED FOR INSTANCES WHEN POWER FAILURES OCCUR.

THE BACKFLOW VALVE AND BYPASS PUMP NEED TO BE CHECKED AND MAINTAINED PERIODICALLY ACCORDING TO MANUFACTURERS REQUIREMENTS

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Backflow Prevention Valve with A Bypass Pump

VILLAGE OF MAYWOOD FLOOD CONTROL ASSISTANCE PROGRAM



NOTE

CLEAR WATER SUMP PUMP DISCHARGE SHALL DISCHARGE TO A FRONT OR REAR YARD WHERE SUFFICIENT SPACE EXISTS TO ACCEPT FLOW.

Overhead Plumbing



FLOOD CONTROL ASSISTANCE PROGRAM

LETTER OF AGREEMENT

I understand and agree that the Village of Maywood established the Flood Control Assistance Program to assist residents in protecting their home from flooding due to sewer backups during a heavy rain event. *The program provides for 50% cost up to a maximum of \$1750.00, subject to available funds.*

Prior to the installation of any plumbing work, the specific plans including the Proposal shall be submitted to the Village for review and approval. No work shall commence until Village approval is obtained and a permit is issued. The Village 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 Village. A completed Reimbursement Form must be completed and submitted with evidence of payment, contractor's waiver of lien and a completed W-9 Federal Tax Form.

Liability – The Village 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 Village harmless against any and all claims and further covenants not to sue the Village for any and all claims, as no system is absolutely fail safe. Homeowner responsible for all maintenance of system including but not limited to replacement parts, pumps, circuit breakers, valves, pipes, etc.

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.

Breach – If the Homeowner fails to comply with all requirements of this Agreement or to complete installation as provided in this Agreement, the Village 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

_____, Maywood, IL 60153



FLOOD CONTROL ASSISTANCE PROGRAM

REIMBURSEMENT FORM

Name: _____

Address: _____

Email: _____

Phone: (Home) _____ (Work) _____

Date work was completed: _____

Plumbing/electric permit number: _____

Name of Contractor(s): _____

Village Inspection Date: _____

Total cost of work incurred: _____

(Attach proof of payment)

OWNER CERTIFICATION

I, _____ am the owner of the property indicated above and I certify that the information contained in this request for reimbursement is true and accurate.

Signature

Date

