

**What else can I do to help prevent a sewer backup?**

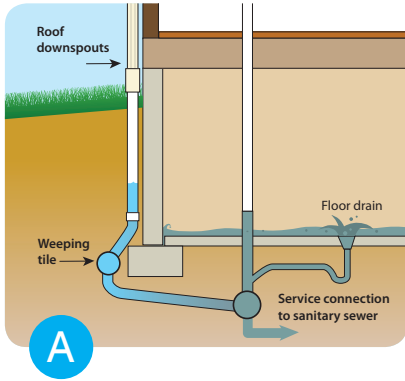
Cooking grease poured down the drain builds up over time and is the main cause of sewer backups and overflows.

- Never pour fats, oils or grease into drains, garbage disposals or toilets. This includes cooking oil, salad oil, bacon fat, lard, marinades, sauces, gravies, butter, margarine, shortening and other food scraps.
- Pour fatty liquids into an empty jar, can, milk carton or juice container, wait until the liquid hardens, then discard hardened liquid in your green cart.
- When draining meat in a colander, place the colander over newspaper to absorb the fat.
- Before washing, scrape and wipe pots, pans and dishes with used napkins, paper towels or newspapers to prevent food scraps from entering the wastewater system. Use strainers to catch food particles and empty into your green cart.
- NEVER use the toilet or sink to dispose of hazardous products, including motor oil and prescription medicines. The City of Greater Sudbury's Household Hazardous Waste Depot is free of charge. Call 3-1-1 for operating hours.

**Do these devices guarantee that I will never have a sewer backup in my basement?**

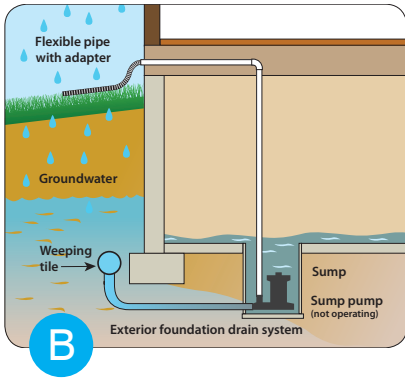
Installation of preventative plumbing flooding devices will provide a degree of protection to the property owner; however, there are no guarantees that basement flooding will never occur. It is the responsibility of the property owner to make any necessary inquiries of qualified professionals to determine the best way to address potential flooding or sewer backups. The availability of a subsidy for certain types of preventative plumbing is not intended to be a recommendation to the property owner for installation. Consultation with a licensed plumber or contractor is a necessary first step.

**Common causes of basement flooding**



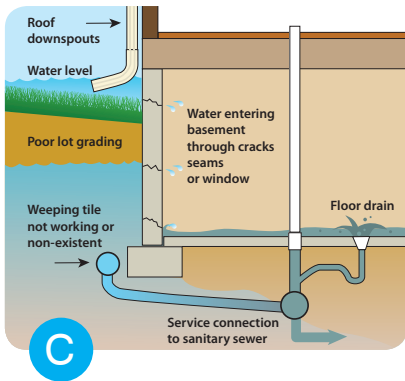
**A Weeping tiles and/or downspouts are connected to the municipal sanitary sewer system.**

Municipal sanitary sewer systems are designed solely for wastewater. During periods of heavy rainfall, additional water flow can overwhelm the system, increasing the risk of flooded basements. Direct connections of downspouts to the sanitary sewer system are prohibited under by-law in the City of Greater Sudbury. Disconnecting your weeping tile from the sanitary sewer system can help to reduce the chances of sewer backup and can also reduce the risk of structural damage.



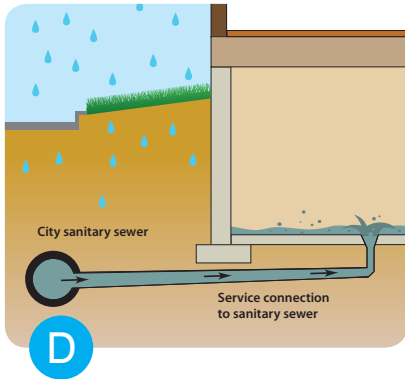
**B Malfunctioning sump pump**

Sump pumps are prone to blockage and possible failure if they are not routinely inspected and maintained. Sump pits should be inspected and cleaned of debris each spring and fall. Pouring water into the pit will test whether the sump pump will start automatically. Backup sump pumps and backup power supplies can help to make sure that sump pumps operate during a power outage.



**C Surface water causing basement flooding**

Proper lot grading is extremely important. The soil directly beside the foundation wall should be approximately 10-15 cm higher than the soil 1.5 metres away from the foundation. Seal cracks in brickwork, basement foundations and floors. Fill gaps around windows, doors, electrical wiring, phone and television cables and pipes. Water from downspouts and sump pumps should be directed to lawns and gardens.



**D Municipal sanitary sewer pipe is full**

Sewer backup can happen when municipal sanitary, combined or storm sewer systems receive more water than they can handle. Excess water can cause the sewers to "surcharge" and push water backwards through home sewer laterals and cause sewage backup into the home through basement floor drains, toilets and sinks. A backwater valve will automatically close if sewage backs up from the sanitary sewer. Proper installation and maintenance is extremely important to ensure proper functioning and to avoid structural damage.

January 2015

# Preventative Plumbing Subsidy

Basement flooding generally occurs during snow melt and heavy rainfall. Risk of property damage from the two main causes of basement flooding - overloaded private drainage systems and overloaded municipal sewer systems - can be reduced with preventative plumbing.

**Mail your completed application form and supporting documents to:**

City of Greater Sudbury,  
Att: Compliance Supervisor,  
Water/Wastewater Frobisher Offices,  
Box 5000, Stn. A, 200 Brady Street,  
Sudbury, ON P3A 5P3

**For more information:**

Web: [www.greatersudbury.ca/plumbing](http://www.greatersudbury.ca/plumbing)  
Telephone: 705-674-4455, ext. 3600  
Email: [sewerusebylaw@greatersudbury.ca](mailto:sewerusebylaw@greatersudbury.ca)

**Deliver your completed application form and supporting documents to your nearest Citizen Service Centre:**

Capreol	9 Morin Street
Chelmsford	3502 Errington Avenue
Dowling	79 Main Street
Garson	214 Orell Street
Lively	15 Kin Drive
Sudbury	200 Brady Street
Valley East	4100 Elmview Drive, Hanmer

3-1-1 Service At Your À votre





# To apply:

## Step One: Submit your application.

Carefully review the eligibility requirements to ensure your property qualifies for a subsidy. If you have any questions regarding your eligibility for the program, please contact the City of Greater Sudbury at 705-674-4455, ext. 3600

## Step Two: Meet with Water/ Wastewater Services.

A no charge site visit by a representative of Greater Sudbury's Water/Wastewater Services is mandatory. The City of Greater Sudbury will contact the property owner to arrange a visit at the qualifying property.

## Step Three: Consult at least two plumbers/contractors.

In consultation with at least two plumbers/contractors licensed by the City of Greater Sudbury, the property owner is responsible for determining which preventative plumbing solution may provide the best protection from sewage backup. The property owner will be permitted to hire the contractor of their choice but the municipal subsidy will be based on the lowest quote.

## Step Four: Submit required paperwork.

The property owner is responsible for submitting at least two quotes from licensed plumbing contractors and other required paperwork to the City of Greater Sudbury. If your application is eligible for a subsidy, you will receive a letter indicating the amount of the approved subsidy. If your application is ineligible or incomplete, you will be sent a letter with an explanation.

## Step Five: Proceed with installation.

Once a letter approving the subsidy is received, the property owner will have up to six months to obtain a Plumbing and/or Building Permit from the City of Greater Sudbury, to complete the work and to submit proof of payment to the city. The property owner is responsible for arranging the purchase of supplies and installation by a licensed plumber/contractor.

## Step Six: Request an inspection.

The property owner must coordinate a mandatory inspection by an official of the City of Greater Sudbury's Building Services. Installed plumbing must meet and pass the Ontario Building Code before receiving a subsidy.

## Step Seven: Request your subsidy.

The property owner must pay the plumber/contractor for completion of work, making sure to retain copies of all invoices and proof of payment. Property owners must supply an original invoice(s) marked paid in full for eligible installation(s) from a plumber/contractor licensed by the City of Greater Sudbury. The City of Greater Sudbury will issue a cheque for the approved subsidy to the property owner.

## What are the conditions to be considered for eligibility?

- The property must be located within the boundaries of the City of Greater Sudbury. Residential properties are eligible under the program.
- The subsidy is available only to existing buildings, not properties that are in the planning stages or currently under construction.
- Applicant(s) must be the current owners of the property. Property taxes must be up-to-date and paid in full.
- A plumber and/or contractor licensed by the City of Greater Sudbury must be consulted. A site assessment by a qualified professional may help the property owner to determine whether it is appropriate to install preventative plumbing devices and if so, the best type of system to help prevent a backup caused by a blockage or surcharge of a municipal sewer. At least two quotes are required to apply for the preventative plumbing subsidy.
- A site visit by a representative of Greater Sudbury's Water/Wastewater Services is mandatory prior to receiving approval for the subsidy.
- The property owner is responsible for obtaining a Plumbing and/or Building Permit from the City of Greater Sudbury for the required installation.
- Eaves trough downspouts, sump pumps and weeping tiles must be disconnected from the municipal sanitary sewer system unless the property owner can present a written recommendation from a licensed plumber/contractor detailing why it is not feasible to disconnect and this recommendation is acceptable to the General Manager of Infrastructure Services.
- Property owners must consent to an inspection by an official of the City of Greater Sudbury to verify to the satisfaction of the Chief Building Official that the property has a positive slope to accommodate installation of a sump pit drainage system and/or that a Mainline\* backwater valve has been properly installed on a sanitary sewage connection.

## What is the maximum allowable subsidy?

The preventative plumbing subsidy has been calculated to provide an estimated 50 per cent reimbursement on the cost of purchase and professional installation of a Mainline\* backwater valve, sump pit drainage system or both. Original receipts for work paid in full must be presented when applying for a subsidy.

- In consultation with a plumber/contractor licensed by the City of Greater Sudbury, property owners may determine that a Mainline\* backwater valve on the sanitary sewer and/or stormwater connection may provide sufficient basement flooding protection.
- **Available subsidy** = 50% of the invoiced cost up to a maximum of \$1,000 including eligible labour, materials, and taxes.
- In consultation with a plumber/contractor licensed by the City of Greater Sudbury, property owners may determine that a sump pit drainage system is required to manage water that is normally collected by footing weeping tiles that drain to the sanitary, storm or combined sewer.
- **Available subsidy** = 50% of the invoiced cost up to a maximum of \$1,250 including eligible labour, materials, and taxes.
- In consultation with a plumber/contractor licensed by the City of Greater Sudbury, property owners may determine that both a backwater valve and a sump pit drainage system are required.
- **Available subsidy** = 50% of the invoiced cost up to a maximum of \$2,250 including eligible labour, materials, and taxes.

\* Or other backwater valve approved under the Ontario Building Code.

## Why is the City of Greater Sudbury introducing a preventative plumbing subsidy?

Following an intense rainstorm on July 26, 2009, Greater Sudbury Council passed a resolution directing staff to develop a preventative plumbing subsidy program to assist those who experienced flooding as a result of the storm, as well as other residents. The goal of the program is two-fold: to provide financial assistance to property owners who could experience flooding of their basements as a result of sewer backups during periods of heavy precipitation and to reduce the amount of rainwater entering the municipal wastewater treatment system.

## Why is it important to reduce the amount of rainwater entering the municipal wastewater treatment system?

In some older homes, rain gutter downspouts, weeping tiles and sump pumps are directly connected to sanitary sewers. While this was once an acceptable practice, the municipal wastewater treatment system serves more customers today than in the past, leaving less excess capacity to process rainwater. Systems are designed solely for wastewater. Additional water flow from other sources can exceed the design capacity of pipes and treatment systems. This increases the risk of flooded basements and overflow of wastewater into waterways.

## What level of funding is available under the program?

Greater Sudbury Council has approved a \$300,000 budget for the preventative plumbing program 2014/2015. Funding for future years will be determined based on the success of the program. The number of applicants receiving funding each year will vary.

## How many times can I apply for a subsidy?

Only one subsidy payment is permitted per property. Additional measures installed after the first subsidy payment will not qualify for further subsidy.

## When is the deadline for application for the preventative plumbing subsidy?

For the 2015 budget year, applications must be received by the City of Greater Sudbury no later than December 18, 2015. Please note that subsidies will be awarded on a first come, first served basis until available funding has been exhausted.

## Documents to apply for subsidy (original copies):

- proof of property ownership (registered deed or land transfer or municipal property tax bill confirming the applicant as the registered owner of the property),
- evidence that the applicant(s) has paid the property tax in full (tax receipt),
- two quotes from licensed plumbing contractors,
- opinion of a licensed plumber/contractor regarding a disconnect of the eaves trough, sump pump or weeping tile from the municipal sanitary sewer (if applicable).

## Documents to receive subsidy (original copies):

- invoices for eligible work, completed by licensed plumber/contractor, marked "paid", submitted within six months of notice of approved subsidy.

## What is a sump pit drainage system?

A sump pit drainage system consists of a sump pit set into your basement floor, a sump pump and a drainage pipe. The system collects water from the weeping tiles that surround your foundation and pushes the water to the surface. It is very important to ensure that the water is discharged at least 1.8 metres away from the basement walls to a garden or lawn where it can be easily absorbed. It is equally as important to ensure that water does not flow directly onto, or otherwise impact, the property of your neighbours. A sump pit drainage system may not be recommended for properties without sufficient grading or in areas where the water will flow directly onto an impermeable surface like a driveway, sidewalk or paved path.



## What is a backwater valve?

A backwater valve can prevent sewage from an overloaded sewer main from backing up into your basement. The valve is placed directly into the sewer lateral at the foot of your basement wall and will close when there is a sewer backflow. A licensed plumber is essential to ensure proper installation. A valve that is improperly placed could result in a cracked and flooded basement floor. A valve should never be installed in homes where the weeping tiles are connected to the sanitary sewer system. When the valve is closed, sewage from an overloaded sewer main could be forced back into the weeping tiles and lead to structural damage. During heavy rainfall, property owners should refrain from using water as a closed valve will prevent household wastewater from entering the sanitary sewer system. A backwater valve must be regularly maintained and inspected as recommended by the manufacturer.

