

Montgomery County
Water Services

FOUNDATION DRAIN DISCONNECT PROGRAM
INFORMATION AND ELIGIBILITY

I. PURPOSE:

The purpose of this program is to eliminate all clean water drain connections to the sanitary sewer system and provide an engineered solution to protect all structures with a below grade level from flooding as a result of high water in the sanitary sewer system. This program is intended to be an interim solution to provide the time and resources necessary to construct additional sewer capacity through the Montgomery County Water Services (MCWS) Master Plan Program or to find and eliminate sufficient volumes of wet weather flow so that the existing sanitary sewer trunk system can handle those wet weather flows.

II. ELIGIBILITY:

Any property owner who is a Montgomery County Water Services customer and who has a below grade level (basement or split level) in their structure built prior to the approval of this program, and who's property has flooded from a sanitary sewer back up due to high levels of wet weather flow in the sanitary sewer or is located in a flood prone area within the Montgomery County sanitary sewer collection system.

III. PROGRAM:

The Foundation Drain Disconnect (FDD) Program shall consist of the following elements.

- A. Program information & literature.
- B. Customer request of bids.
- C. MCWS evaluation of bids.
- D. Completion of work.
- E. Payment.

A. PROGRAM INFORMATION:

At the time that MCWS receives an inquiry or a claim is filed by a customer related to a sanitary sewer backup into their structure which was caused or could be caused by a high wet weather flow in the sanitary sewer system, the MCWS will deliver to the customer a complete package outlining this FDD program. (The packet is attached to this program document and may be amended or updated from time to time.) This packet will contain the following items:

- 1. Letter to the customer explaining the program and how they may participate.
- 2. Agreement to participate in the program.

3. One (1) copy of a letter from the MCWS to the plumbing contractor, along with a complete set of detailed specifications, requesting a bid from the contractor in accordance with the specifications and program requirements.
4. An operation and maintenance manual for the backwater valves, ball valves, sump pumps and wastewater ejector pumps that may be installed as part of their participation in the program.

Upon receipt of this packet and review by the customer the MCWS will review the program with them and answer any questions they may have at that time.

B. REQUEST OF BIDS:

The customer is required to request bids from three (3) pre-qualified plumbing contractors and schedule a meeting with a MCWS representative and the plumbing contractor. Upon receipt of those 3 bids the customer is required to submit the bids to MCWS for review.

C. MCWS BID EVALUATION:

Upon completion of this review the MCWS will notify the customer which bid is found to be acceptable and the dollar amount that the county will participate in correcting the problems. Authorization for the customer to proceed with the modifications will be given in writing at this time.

D. COMPLETION OF WORK:

It is the customer's responsibility to authorize the plumber to do the necessary work, schedule the time for the work to be completed and make payment to the plumber upon completion of the work. All necessary plumbing permits and inspections are the responsibility of the plumbing contractor. Upon successful completion of the plumbers work the customer is to notify the MCWS so that a final inspection of the installation can be conducted. Should any defects be found at this time the customer would be required to have the plumber correct those defects prior to final approval by the MCWS.

E. PAYMENT:

At the time a final approval is given by the MCSED payment will be processed. This payment will be sent directly to the customer in their name unless the customer has requested and authorized in their agreement for a co-pay check to be issued in the customer and plumbers name.

IV. COUNTY PARTICIPATION:

As part of this program the Board of County Commissioners authorizes MCWS to participate in the cost of the necessary modifications outlined in the program to eliminate all clean water drain connections and to protect those structures which qualify from sanitary sewer back ups as a result of high wet weather flows in the sanitary sewer system.

This cost participation by the County can be any value up to a maximum of \$3,000.00 for each lateral to a qualifying structure. For those installations requiring more substantial plumbing conversions and sanitary sump pump installations, the County will also participate an additional 25% of the next \$3,000.00 up to a maximum of \$3,750.00 of county expense. This additional participation will only apply to those structures with bathroom facilities in the below grade level.

The funding for this program in 1998 will be \$210,000.00.

Future funding levels for this program will be as approved in the MCWS annual budget.

I. Exceptions to MCWS Payment

- A. There will be a payment as outlined in the above program.
- B. A requirement of the program is that you permanently disconnect any clean water connection to the sanitary sewer. These include but are not limited to downspouts (roof gutter drains), outside stairwell drains, foundation drains, and/or an existing sump pump that pumps to the sanitary sewer. Such items contribute to basement flooding and other sewer problems. An inspector will verify the disconnection for MCWS, and all plumbers shall be notified of this requirement.
- C. The plumbing code prohibits the connection of any outside drains to the sanitary sewer. These are drains, such as those at the bottom of outside stairs, that catch rain or surface water. MCWS will not pay for the cost of protecting these drains for clean water connections from backup.

II. Technical Details

- A. The sewer drains for all sanitary flow from the above ground level, first floor and above, will be converted to overhead plumbing and/or piped to the sanitary sewer as shown in the attached sketch. The sanitary flow from below grade will be handled by one of the following method: capping floor drains, redirecting such clean water discharge items as air conditioning condensate, hot water pressure relief, to the clean water sump pump which discharges to the ground outside the structure away from the foundation area.
- B. All sumps and most of the backwater prevention devices will be installed beneath

your basement floor and covered with access lids. These lids or others parts of these devices may protrude from the floor, depending upon the depth of your sewer pipe and the type of installation.

- C. In some cases, the installation may require modifications to basement plumbing or temporary removal of appliances, partitions, or floor coverings. All of this type work should be included in your plumbing contractor's bid and is reimbursable up to the limits outlined in the program details.
- D. If the building is in a high groundwater area, water may seep around the new installation. Because new concrete is being placed against pre-existing concrete, and because there are plastic elements embedded in this concrete, seepage may occur during periods of high groundwater. Measures should be taken during construction to prevent this type of groundwater seepage.
- E. If you have a washing machine in your basement which does not drain to a standpipe, please read Section 2 of the Specifications and the accompanying section in your Operations and Maintenance Manual. If you have a standpipe attached to your plumbing which your washing machine discharges into, the pipe will be extended to a height of 42 inches above the base of your washing machine and a manual shut-off valve will be installed. If you have a discharge hose or pipe leading from your washing machine to a floor drain this is a condition that is in violation of the plumbing code. The contractor should modify this configuration.

If an ejector is to be installed, the washing machine will be made to discharge into a properly vented standpipe.

- F. If your drain pipe slopes incorrectly, your backwater valve may not function properly. (In most cases, the reason for this incorrect slope is that the plumbing, installed when the house was originally built, was not at the specified slope). When you open the top of your backwater valve, you see wastewater and solids standing in the pipe; your pipe may have a reverse slope or some other obstruction in the line. This build up of solids may clog your backwater valve. Such a condition will require more frequent cleaning of the valve. Please refer to the Operations and Maintenance Manual.