

# MITIGATING WET OR FLOODED BASEMENTS



*CITY OF  
WESTLAKE  
ENGINEERING  
DEPARTMENT  
440-617-4145*

## WHY IS THERE WATER IN MY BASEMENT?

There are two major sources of water in a basement as the result of a heavy rainfall.

1. Sanitary Sewer Back-up
2. Storm Water Infiltration

In order to safe guard your home against flooding you should understand the basic plumbing of your home and the preventative techniques discussed in this brochure. Basement flooding can result in serious property damage. Be mindful of your health and safety when cleaning up your flooded basement. Floodwater may carry waterborne diseases, corrosive agents, irritants, and sharp objects. Electrical accidents are possible because of contact between appliances and water. Dress appropriately; wear overalls, gloves, protective eyewear, protective boots and a mask. Open windows and stay away from electrical equipment and outlets or shut off the electrical power.

## CITY OF WESTLAKE SEWER SYSTEMS

The City of Westlake maintains two separate sewer systems. The sanitary sewer system carries wastewater from homes, commercial buildings, and industry to the City's wastewater treatment plant. After treatment, the water is returned to Lake Erie. The storm sewer system carries rainfall and other surface run-off from parking lots, roads, and private properties directly to the creeks and ditches. This water is not treated before it enters the creeks and ditches.

## WHY DOES WESTLAKE HAVE TWO SEPARATE SEWER SYSTEMS?

Some storms tend to drop large amounts of rain over short periods of time. If sanitary sewage and storm water were collected in the same system, the large volume of water from a rain storm would fill the sewers very quickly.

With two separate sewer systems, storm water that doesn't need treatment does not have to go through the expensive sewage treatment process. Sanitary sewage, which would contaminate the storm water, is handled by a separate system. This reduces the cost of sewage treatment for everyone.

## PROPER HOUSE PLUMBING

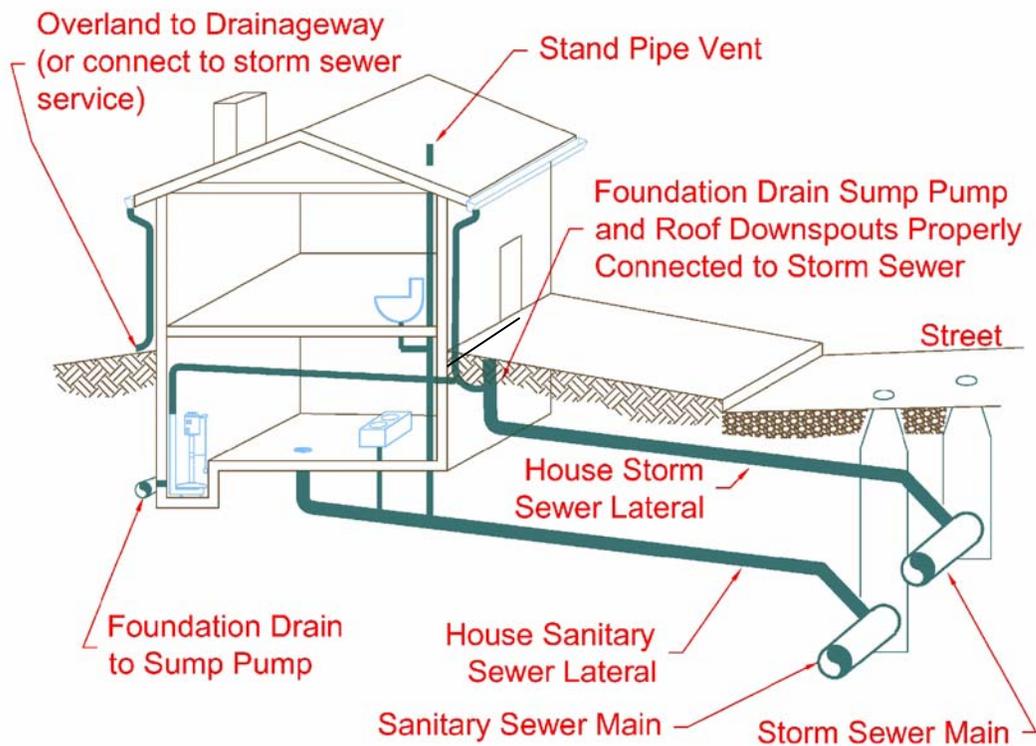
The following items will be connected to the storm sewer:

1. Foundation drain – Perforated pipe along the foundation designed to keep water out of the basement
2. Sump Pump – The foundation drain is connected to the sump pump, which by mechanical means lifts the water to a higher elevation of the storm connection.
3. Downspout Leader – A shallow pipe that is plumbed around the exterior of the house, in which all the downspouts are connected to as well as the sump pump.
4. Storm Connection – The pipe that is plumbed from the house to the storm main that collects the downspout leader and miscellaneous yard drains.

The following items are connected to the sanitary sewer:

1. Sinks
2. Washing Machines
3. Showers
4. Toilets
5. Floor drains in basement and/or garage (in older homes this may not be the case)
6. Grinder Pumps – Waste water facilities in the basement that are pumped up to a shallow sanitary sewer.

The following diagram shows typical exterior house plumbing. Also please note that the downspouts should be connected to the storm connection and not splash blocked. See the detail in the Appendix as well, which shows the downspout leader in detail.



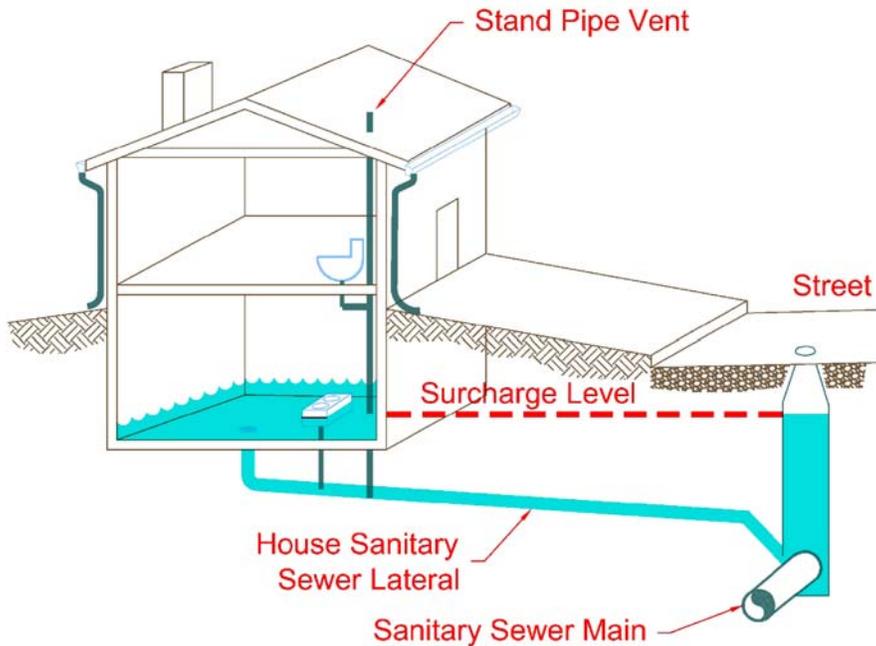
## SANITARY SEWER BACK-UP

### A. What Causes Sanitary Sewer back-up?

The storm sewer system has a much higher capacity than the sanitary sewer system in order to handle the large volumes of water that can be produced by major storms. Problems arise when water that should be directed to the storm sewer system makes its way into the sanitary system. If too much storm water enters the sanitary system, the sanitary sewer may backup (surcharge) and overflow. When this occurs residences at lower elevations, especially those without adequate backflow protection, are most at risk of experiencing sewer backup.

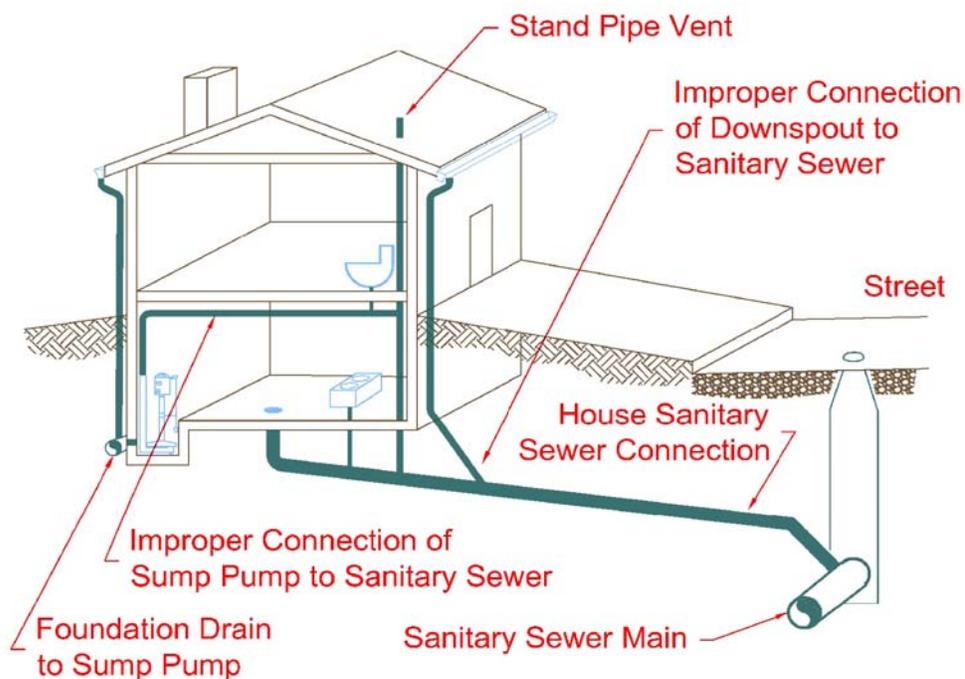
When the sanitary main is surcharged, water backs up through the sanitary connection and flows out of the floor drain within the basement. Water always seeks an elevation, so the depth of water in the basement will equal the height of

the surcharge within the sanitary main. See diagram below (storm sewer not shown for simplicity):



## B. Sources of Storm Water in Sanitary Main

1. **Cross Connection** – Is a connection that permits extraneous storm-related water (water from sources other than sanitary fixtures) to enter the sanitary sewer system. Extraneous storm-related water is water that should either be going to the storm sewer or allowed to soak into the ground without entering the sanitary sewer. Some examples of this are when the following are connected to the sanitary connection; downspouts, sump pumps, foundation drain, window well drains and driveway drains. The diagram below shows some examples (storm sewer not shown for simplicity):



Removal of cross connections will significantly reduce the flow of extraneous storm-related water to the sanitary sewer system. As a result, the possibilities of basement flooding due to surcharged sanitary sewers are reduced and the sewer system can reduce its costs, which will keep everyone's rates lower. If a cross-connection exists it will be corrected in accordance with Codified Ordinance 915.02 Clean Water Connections.

2. **Inflow and Infiltration-** These are caused by extraneous storm related water migrating into the sanitary connections or mains through open joints and or cracks within the pipes.



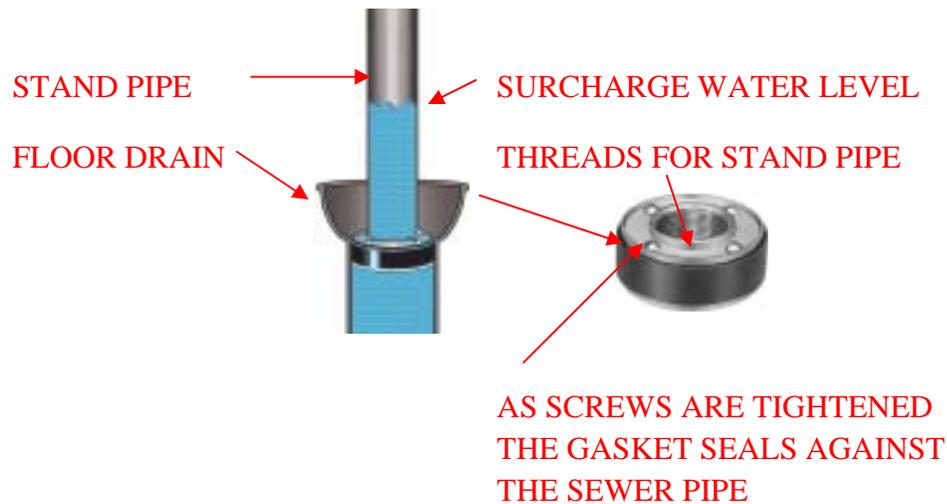
Sanitary connection with infiltration

### C. **Protecting a House from Sanitary Sewer Back-up**

There are two techniques used in protecting the home. The first is to allow the water to back-up through the connection and contain the water as it seeks the surcharge elevation without covering the entire basement floor. A standpipe or concrete dam accomplishes this task. The key to this protection is elevation not volume. So it is not necessary to have the volume of water flooded in the basement equal the contained volume. It is NOT a good idea to plug the floor drain when the sewer surcharges. If the drain is plugged, pressure in the piping under the floor may build up sufficiently to break the pipe and heave the basement floor. Also since the floor drain is blocked, any water in the basement from a pipe break will not drain out. The modification to the drain will need to be temporarily removed to drain this nuisance water.

The second approach is to block the path of water at the sanitary connection with a backwater valve installed in the front yard.

1. **Standpipe** – Standpipes are lengths of pipe open at the top and screwed into an expandable rubber gasketed escutcheon within the floor drain. The height of the standpipe should be higher than the deepest flooding elevation experienced within the basement. It will hold the sanitary surcharge until it recedes. Standpipes are generally inexpensive, easy to install and help relieve pressure caused by back ups. However, using standpipes over 12 inches tall or capping a standpipe may rupture sewer pipe joints under the basement floor. Also, the protruding pipes may be a trip hazard and basement floors drains cannot be used until standpipes are removed. Special fittings may need to be used to connect a condensate drain to this. See the Flood Guard brand below.



2. **Concrete Dam** – A concrete or masonry dam is constructed around the floor drain so as the water level rises to seek the surcharge elevation it is contained within this small area. The height of the dam is higher than any previous flooding depth. The dam can be constructed around a condensate drain. See the appendix for step by step instructions on how to construct a dam.

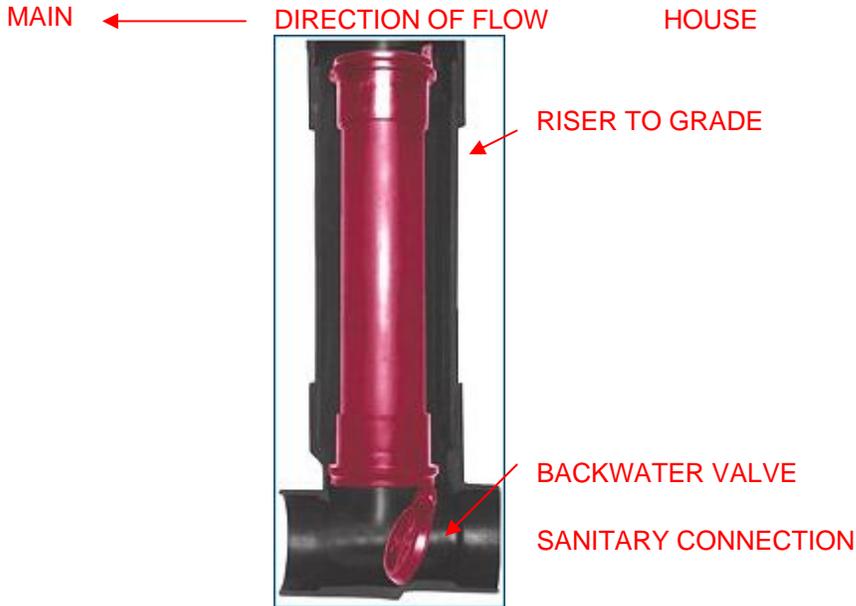


3. **Back Water Valve** – A backwater valve is a device that prevents sewage from backing up into your basement. A valve will automatically prevent water from the sanitary sewer from coming back into your home's plumbing system. A properly installed backwater valve must be placed so that sewage backup will be stopped and not come out through plumbing fixtures or the floor drain in your basement. A licensed plumber can look at your system and recommend the appropriate installation. One such valve is the Clean Check Expandable Back Water Valve. If you are going to install a backwater valve, a licensed plumbing contractor must install it properly and a City of Westlake plumbing permit is required. These valves also require periodic inspection and maintenance to remove debris and reduce the risk of failure. Valves installed in sewer lines sometimes become clogged with debris and fail to close completely. When this happens, the valve will slow down the flow of sewage but will not stop it completely. Ask a licensed plumbing contractor how to properly inspect and maintain the backwater valves that are installed in your home.

It is important to note that a backwater valve is designed to be closed during sewer surcharge conditions to keep water from the sanitary sewer system from flowing into your home. When the backwater valve closes, water from the inside of your home also drains out. **When there is a risk of sewer surcharge, such as during a heavy rain storm, you**

**should avoid using the toilet, sink, shower, washer, dishwasher or any other appliance that releases water to the sanitary sewer system.** The water will not be able to get past your backflow prevention device(s) and will have nowhere to go except back into your home. This is referred to as “self-flooding” as the basement will be flooded with wastewater that originated within your home.

Regardless of whether or not you install a backwater valve, if storm water from your property still enters the sanitary sewer system you are increasing the risk that your property and the properties around you may flood. If you redirect drainage from your property to the storm sewer system, you will reduce the risk of flooding for yourself and for your neighbors.



CLEAN CHECK INC.

## STORM WATER INFILTRATION

Basement flooding as a result of storm water occurs from three situations.

1. Excessive Water at Foundation/Slab
2. Compromised Waterproofing/Backfill
3. Compromised Storm Connection

### Excessive Water at Foundation/Slab

When this situation exists the foundation drain becomes overwhelmed and water eventually migrates into the basement since water is not being drawn away from the house and follows the path of least resistance.

The following are the main reasons for this event

#### A. Compromised Foundation Drain

If the foundation drain is blocked or the perforations or open joints become full of silt, water is not drawn away from the house. The solution to this would be to clean the pipe or full replacement

## B. Sump Pump Failure

If the foundation drain is connected to the sump pump, which is not operating due to mechanical failure or power outage, the house could flood since the foundation drain becomes overwhelmed. Also, the sump pump may not be large enough to pump the required capacity based on the size of the home.

In most applications the City recommends a back-up sump pump to protect against power failure or pump failure. Two types of back-up sump pumps are available; Battery Back-up – operates on a rechargeable battery and Hydro Pump – operates on domestic water supply.

The back-up pump regardless of type shall be plumbed to discharge to the yard to provide another path water could take if a pipe is blocked or if the storm main is surcharged. This will also allow the backup sump pump not compete against back pressure from a surcharged main. See photo below:



Two discharge lines in crock

Discharge line plumbed to yard

Some homes may be too large for a single pump and require a second electric sump pump. If this is recommended at your house then this pump shall be installed at a higher float elevation and discharged to grade as well.

## C. Gravity Tie

This exists at a house which has no sump pump and the foundation drain is connected to the storm connection by gravity. During a large rain event the storm main or creek could surcharge and cause water to back up through the storm connection and overwhelm the foundation drain which could cause water to flood into the basement.

The solution to this plumbing scenario is to install an exterior sump pump and break the gravity connection. This will prevent the water from backing up to the foundation drain.

## D. Compromised Downspout Leader

If the downspout leader is blocked, crushed and/or broken water will leave the pipe and travel through the house backfill and could overwhelm the foundation drain and/or sump pump. This problem can occur even if the downspouts are connected, because water could back-up through the storm connection if the storm main is surcharged, which may cause the downspout leader to be pressurized.

The solution to this is televise the suspected pipe and locate the compromised section of pipe for repair.



Dye water from a compromised downspout leader flowing into sump pump crock

#### E. Poor Grade around Foundation and House Exposure

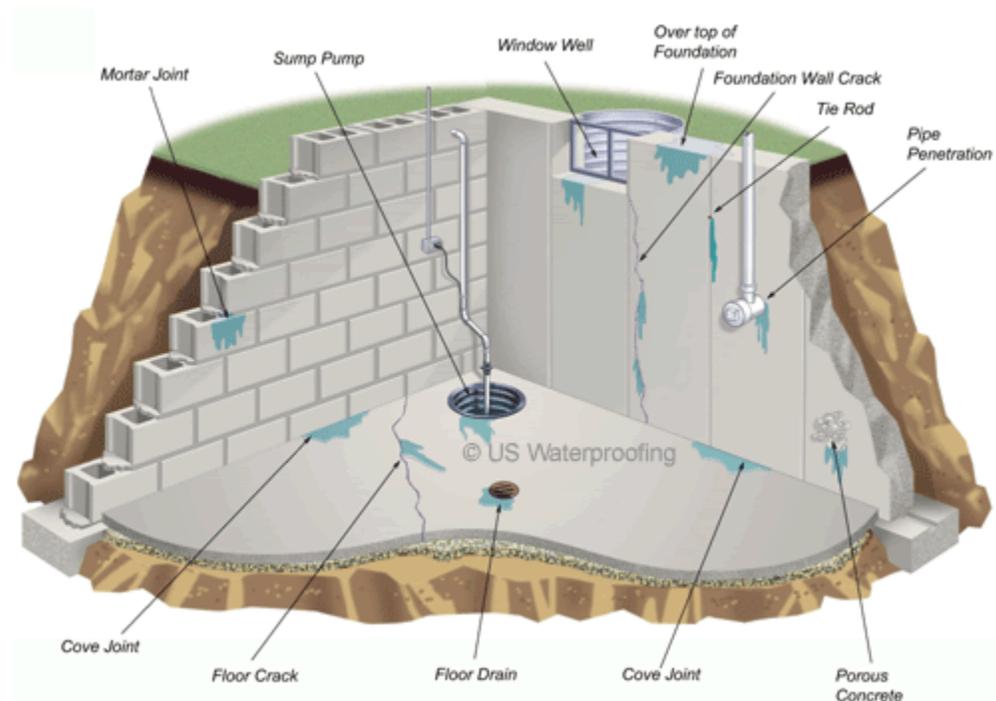
New home construction may have the foundation backfilled with stone to within 12" of grade. During summer months the soil on the surface shrinks and creates a void along the foundation, which exposes the porous stone backfill. During a large rain event water bypasses the gutter and falls along the foundation. Also a large home has a large exposure to the rain that will direct a large volume of water to the foundation from the face of the house. If the porous backfill is exposed the foundation drain could be overwhelmed from all this additional water. This may occur to older homes as well, dependent on, the type of backfill, so all homeowners should be aware of this. Some downspouts are splash blocked, which cause additional water to drain into the backfill of the house. Poor grade around the house could promote surface runoff to drain towards the foundation as well.

The solution to this problem is to have positive drainage graded away from the house. To protect the porous backfill of the house, use non-shrinking soils in the landscaping beds along the house. Also flashing could be placed at the base of the house to seal the voids created by the shrinking soils. See detail in appendix.



## COMPROMISED WATERPROOFING

Along the exterior of the basement wall a protective coating is placed on the wall to prevent water from migrating through the wall and into the basement. As a house ages this coating may be compromised and requires replacement. Water seepage into the basement may be the result of this. See diagram of various paths of seepage.



Detail provided by U.S. Waterproofing

## COMPROMISED STORM CONNECTION

If the storm connection is blocked and/or crushed storm water can't be drained away from the property and the foundation drain will eventually become overwhelmed and the basement will flood.

Large trees on a property contribute to this problem by having their roots migrate into the pipe which creates a blockage. Once roots find this source of moisture they continue to grow and the blockage becomes more secure.



The solution to this problem is to have the connection cleaned and/or televised. If cleaning does not remove the blockage a point repair will have to be performed. Older homes with clay pipe have this problem due to poor joints between the pipes. The following could be done to prevent a blockage:

A. Sewer Cleaning

In many cases, periodic cleaning is all that is needed to control root growth and reduce the likelihood of blockage.

B. Copper Sulfate Treatment

Many homeowners have had good results by flushing a small quantity of copper sulfate crystals down the sewer at regular intervals. The copper sulfate reduces the rate of growth without harming the trees. Although this treatment may not eliminate root growth, it often increases the interval between cleanings.

## CONCLUSION

This brochure was intended to provide a basic understanding of how basement flooding can occur and the possible solutions to prevent it. Since every home is different it would not be practical to discuss all the various types of scenarios in depth. A professional consultation would be recommended prior to any major work associated with basement flooding.

## APPENDIX

The following appendix has some additional useful information:

Interior Sump Pump Detail

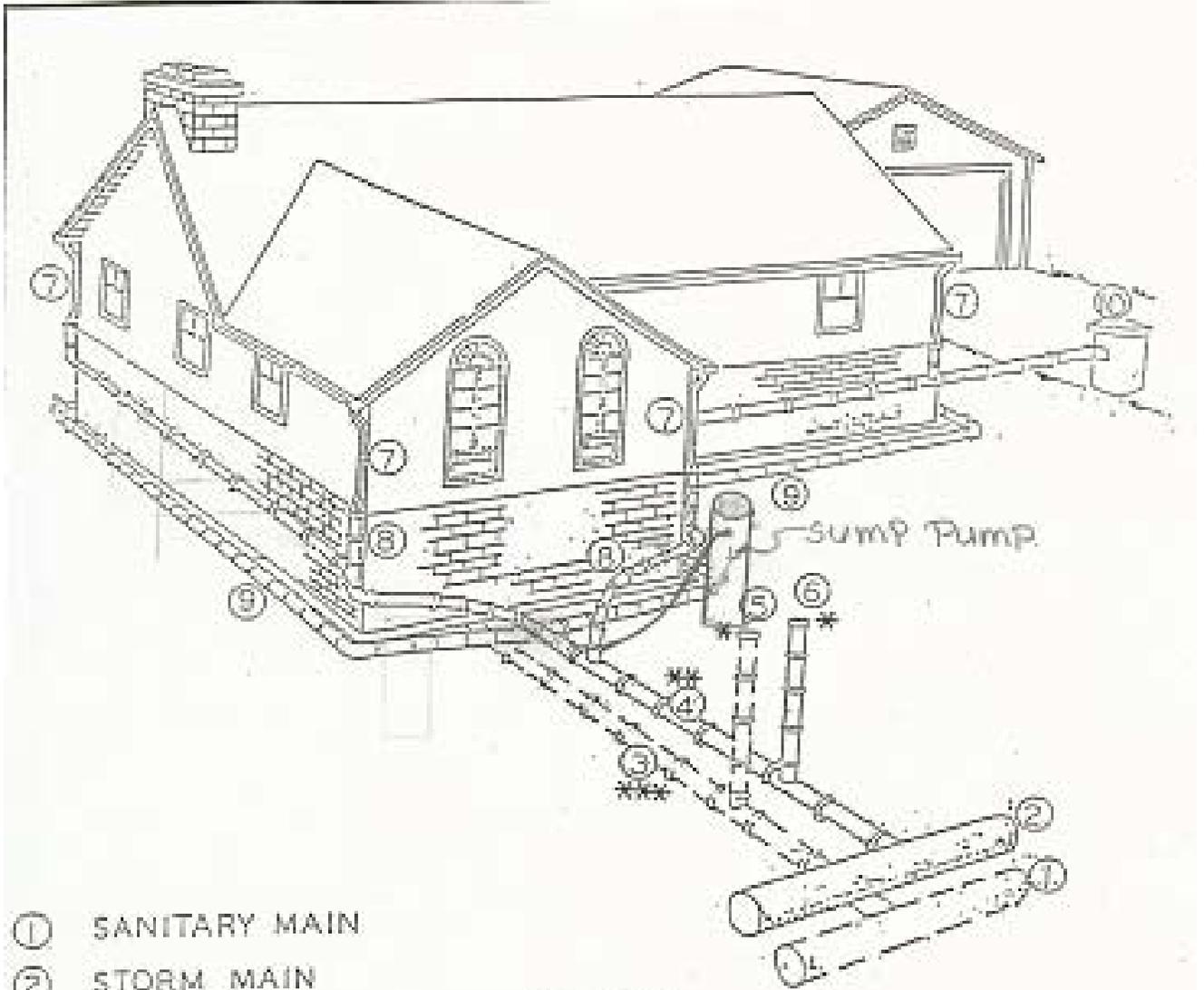
Exterior Sump Pump Detail

Exterior House Plumbing

Clean Check Backwater Valve Detail

Foundation Detail with Flashing

Step by Step Instructions for Moat



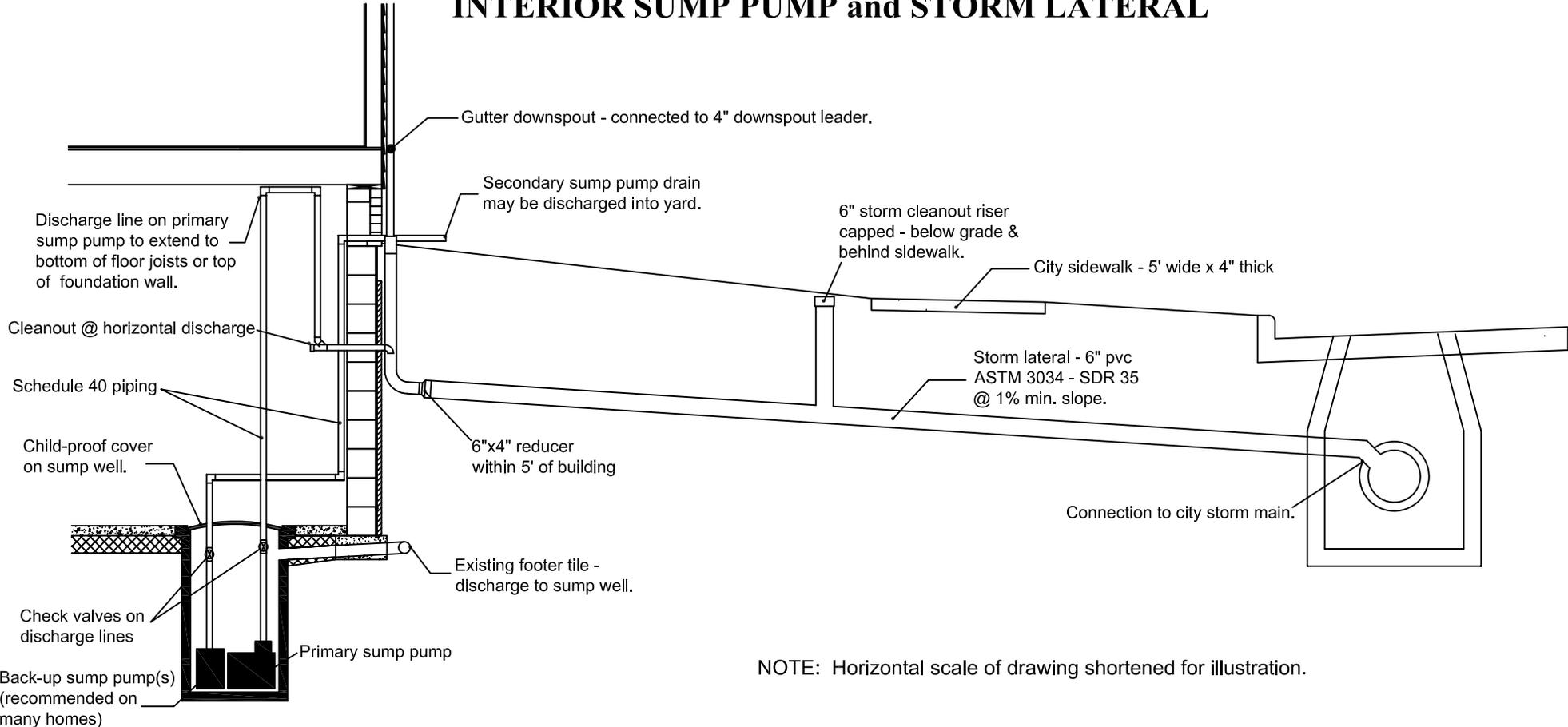
- ① SANITARY MAIN
- ② STORM MAIN
- ③ SANITARY HOUSE CONNECTION
- ④ STORM HOUSE CONNECTION
- ⑤ SANITARY TEST TEE
- ⑥ STORM TEST TEE
- ⑦ DOWNSPOUT
- ⑧ DOWNSPOUT DRAIN
- ⑨ FOOTER DRAIN TILE
- ⑩ DRIVEWAY CATCH BASIN

\* - DIVISION BETWEEN CITY RESPONSIBILITY & PROPERTY OWNER'S RESPONSIBILITY

\*\* ALL OUTSIDE DRAINS SHOULD BE CONNECTED

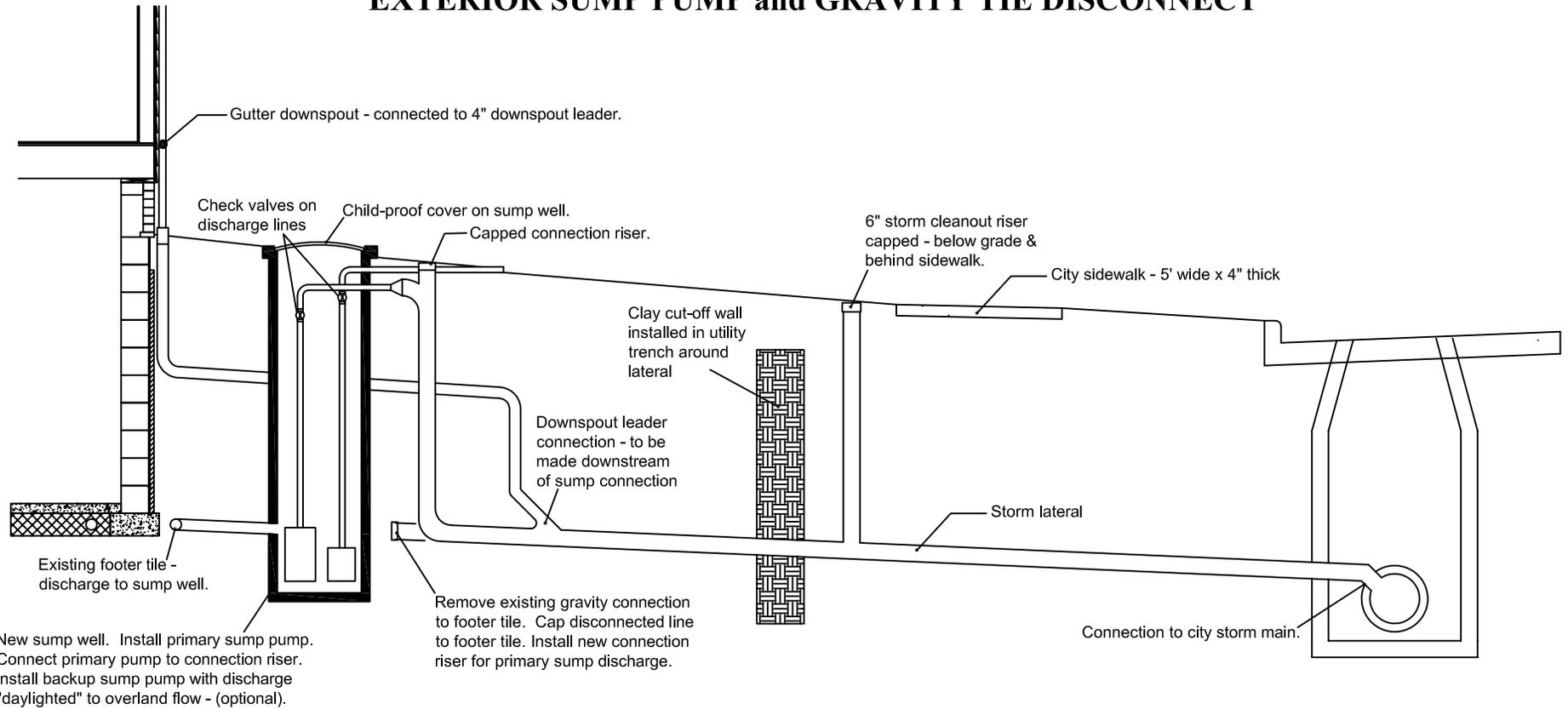
\*\*\* ALL INSIDE DRAINS SHOULD BE CONNECTED

# INTERIOR SUMP PUMP and STORM LATERAL



NOTE: Horizontal scale of drawing shortened for illustration.

## EXTERIOR SUMP PUMP and GRAVITY TIE DISCONNECT





**3" & 4" ABS/PVC and 6" PVC  
EXTENDABLE BACKWATER VALVES**  
**Patented Backwater Valve**



Patent Number 5,235,018

MADE IN USA

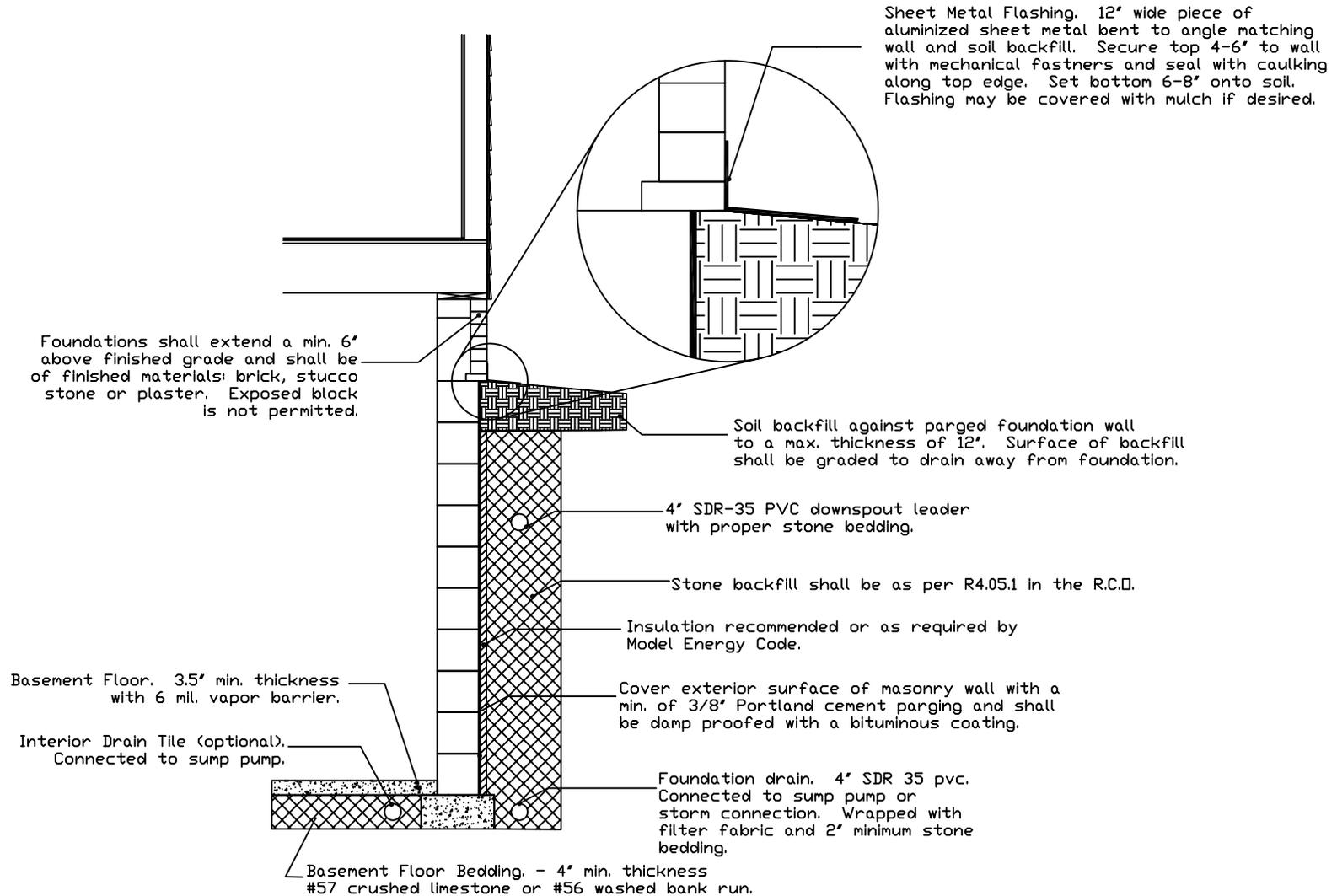
About Products Installation Information Form FAQ Trade Shows Links Instructional Movies Warranty & Maintenance

		 COLLAR	 FLAPPER ASSEMBLY	 VALVE BODY
	 ICC ESR-1148 IPC- IRC  IAPMO File # 4068 UPC	 4" PVC INSERT PIPE*	 FLAPPER ASSEMBLY	 8" PVC THREADED PLUG**
	 FLAPPER		 8" PVC RISER PIPE*	 VALVE BODY

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RECTORSEAL  
2601 Spenwick Drive  
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Toll Free Fax: 800-441-0051

# FOUNDATION DRAIN AND DAMP-PROOFING REQUIREMENTS

Sheet Metal Flashing Detail



**The City of Westlake**  
Department Of Engineering

**CONCRETE DAM FOR FLOOR DRAIN**  
**STEP BY STEP INSTRUCTIONS**

**TOOLS REQUIRED**

RUBBER GLOVES



5 GALLON BUCKET



UTILITY KNIFE



PERMANENT MARKER



MIXING STICK FOR MORTAR



TROWEL



**MATERIAL LIST**

40# BAG OF MORTAR MIX



**COMPLETED PRODUCT**



<b>STORES</b>
INGERSOLL HARDWARE 27531 DETROIT ROAD WESTLAKE, OHIO 44145
HOME DEPOT VARIOUS LOCATIONS
LOWES VARIOUS LOCATIONS

<b>MORTAR YIELDS</b>		
<b>DAM DIMENSIONS</b>		<b>40 LBS. BAGS</b>
<b>HEIGHT</b>	<b>WIDTH</b>	
5"	3"	1
8"	3"	2
11"- 12"	4"	3

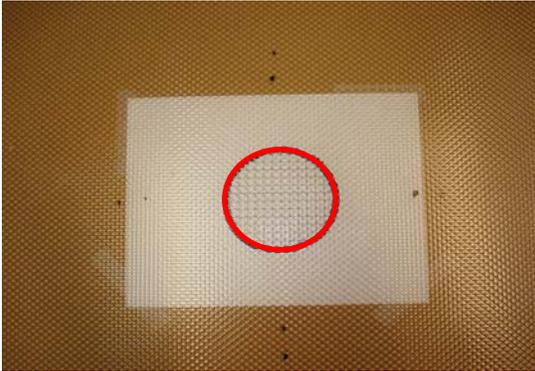
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**Department Of Engineering**

**DAY 1**  
**STEP 1**

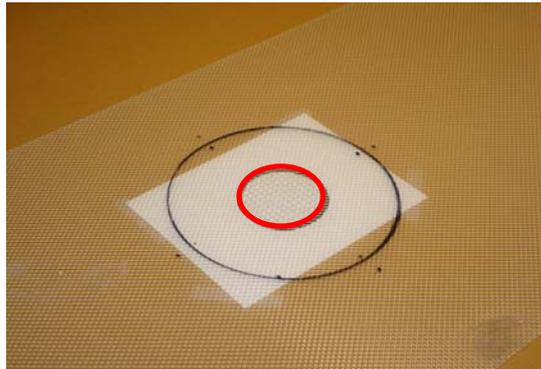
CLEAN THE ENTIRE SURFACE AROUND THE FLOOR DRAIN WITH A TROLL, SOAP AND WATER TO INSURE A GOOD BOND.

**STEP 2**

(THE **RED** CIRCLE IN THE PHOTOGRAPH WILL REPRESENT THE FLOOR DRAIN FOR THE INSTRUCTIONAL MOCK-UP)



USE THE 5 GALLON BUCKET AS A TEMPLATE FOR THE OUTER CIRCLE OF THE MORTAR DAM. CENTER THE BUCKET OVER THE FLOOR DRAIN AND MARK. THEN USE A SMALLER BUCKET TO MARK THE INNER CIRCLE, WHICH IS ABOUT 3" SMALLER IN RADIUS.



**STEP 3**

CUT THE MORTAR MIX BAG FOR EASY DUMPING INTO THE 5 GALLON BUCKET. PLACE PLASTIC BAG (OPTIONAL) IN BUCKET FOR EASY CLEANING. DUMP MORTAR MIX BAG IN DRY BUCKET, APPROXIMATELY 1/3 TO 1/2 OF THE BAG.



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**STEP 4**

SLOWLY ADD WATER TO MORTAR MIX. REFER TO INSTRUCTIONS ON BAG. THE DESIRED MIX SHALL BE TIGHT AND NOT WATERY. THEREFORE ADD SMALL AMOUNTS OF WATER TO OBTAIN DESIRED WORKABILITY.



**STEP 5**

MIX THE WATER AND DRY MORTAR MIX. THE DESIRED CONSISTENCY SHALL BE SIMILAR TO DRIED SANDY CLAY WHEN ROLLED IN YOUR HAND.



**STEP 6**

PLACE THE MIXED MORTAR ALONG THE INNER CIRCLE BEING CAREFUL NOT TO COVER THE FLOOR DRAIN



MOST FLOOR DRAINS HAVE A PLASTIC 3/4" PIPE THAT IS CONNECTED TO THE FURNACE. THIS IS THE CONDENSATE DRAIN FOR THE AIR CONDITIONER.

YOU HAVE TWO OPTIONS FOR THIS;

- 1 BUILD THE DAM AROUND THE PIPE AND MAKE SURE TO GET THE MORTAR UNDER THE PIPE, AS WELL, TO OBTAIN A FULL SEAL AROUND THE PIPE. (MOCK-UP SHOWED THIS)
- 2 REWORK THE PIPE SO THAT IT DRAINS IN FROM THE TOP OF THE DAM.

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**STEP 7**

CONTINUE TO INSTALL THE **FIRST** LAYER OF THE DAM COMPLETELY AROUND THE FLOOR DRAIN APPROXIMATELY 2" - 3" HIGH. MAKE SURE TO GET A COMPLETE SEAL AROUND THE ENTIRE DIAMETER OF THE CONDENSATE DRAIN



**STEP 8**

CONTINUE TO SHAPE THE DAM USING YOUR HANDS AND THE TROWEL. DO NOT ADD ANY MORE WATER (TOO MUCH WATER WILL CAUSE THE DAM TO SLUMP AND WILL NOT STAY STANDING).



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**STEP 9**

ONCE THE DESIRED WIDTH AND HEIGHT HAS BEEN ACHIEVED FOR THE FIRST LAYER  
INSTALL A KEY-WAY WITH A PIECE OF WOOD, YOU CAN USE THE MIXING STICK.



ALLOW THE FIRST LAYER TO DRY OVERNIGHT.

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**DAY 2**  
**STEP 10**

REPEAT STEP 3



**STEP 11**

MOISTEN THE TOP OF THE DAM WITH A SMALL AMOUNT OF WATER TO ASSURE THE PROPER BONDING CAPABILITY. CONTINUE WITH THE BUILDING OF THE DAM BY ADDING TO THE TOP OF THE DAM CONSTRUCTED THE DAY BEFORE.



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**STEP 12**

CONTINUE ADDING MORTAR TO THE DESIRED HEIGHT FOLLOWING THE PREDETERMINED WIDTH



**STEP 13**

WHEN THE ACHIEVED HEIGHT HAS BEEN MET, SMOOTH THE SIDES AND TOP WITH YOUR HANDS AND THE TROWEL. **AVOID** ADDING WATER TO MAKE IT SMOOTH.



**STEP 14**

THIS MOCK-UP WILL PRODUCE A DAM APPROXIMATELY 5"- 6" IN HEIGHT. IF ADDITIONAL HEIGHT IS REQUIRED REPEAT STEPS 9 THRU 13 AGAIN.

**STEP 15**

THE FINISHED PRODUCT AND THE FINISHED PRODUCT AFTER A DAY OF CURE TIME.



THE INSTALLATION IS COMPLETE AND IF THE SANITARY SEWER SURCHARGES THRU THE FLOOR DRAIN AGAIN, THE WATER WILL BE RESTRICTED TO WITHIN THE DAM WHEN THE WATER SEEKS THE SURCHARGE ELEVATION. CLEAN WITH BLEACH AFTER THE WATER RECEDES.

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**STEP 16**

IF THERE IS A NEED TO ALLOW WATER TO DRAIN FROM THE OUTSIDE OF THE DAM, THE DAM CAN BE BROKEN WITH A HOUSEHOLD HAMMER WITH LITTLE EFFORT.



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**ADDITIONAL NOTES**

THIS IS TO BE USED AS A GUIDE AND THIS MOCK-UP INSTALLATION WAS 5"- 6" HIGH BY 3" WIDE. THE HEIGHT OF THE DAM WILL BE DICTATED BY THE HIGHEST WATER LEVEL IN THE BASEMENT PLUS A FACTOR OF SAFETY.

THIS PROCEDURE SHALL BE USED ONLY TO SAFEGUARD A HOME FROM SANITARY SEWER SURCHARGE UP THROUGH THE FLOOR DRAINS. SOME HOMES THE FLOOR DRAIN MAY BE CONNECTED TO THE STORM SEWER, IN WHICH THIS PROCEDURE WILL NOT PROTECT THE HOME.

THE CITY OF WESTLAKE ASSUMES NO LIABILITY FOR ANY PROPERTY DAMAGE OR LOSS, OR INJURY THAT MAY OCCUR AS A RESULT OF THE MISUSE OF THE DESCRIBED PROCEDURES.

IF YOU HAVE ANY QUESTIONS OR COMMENTS PLEASE FEEL FREE TO CONTACT THE DEPARTMENT OF ENGINEERING AT;  
PHONE: 440-617-4145  
E-MAIL: [engdept@cityofwestlake.org](mailto:engdept@cityofwestlake.org)