

Basement Protection Program

Limitations of the Backflow Devices

Based on the evaluation and inspection of the flooding condition in your basement, it was determined that you may need backwater devices installed to prevent flooding in the basement.

This device is a valve that prevents sewage from a surcharged sewer from backing up into your basement. The valve automatically closes if sewage backs up from the sewer. The valve will be properly placed so that sewage backup will be stopped and not come out through a fixture or floor drain.

It is recommended that you check and maintain the valve at least once a year. If you have a history of blockages, you should check more often. Maintaining the 2" and 1 ½ valves involves the removal of the clamps that are connected to the hose and the valve and make sure that the flapper is working and free of any debris. If you had a 4" valve installed there is a plate with 4 bolts that can be removed to clean and free the debris (if any). Spraying WD-40 the metal toggle is also recommended. As another precaution, during a heavy rainstorm, similar to the past rain events you experienced flooding, this device will be in a closed position, you should refrain or limit using the fixtures that have triggered and blocked the sewage.

Please be advised that if for any reason your drainage lines require cleaning (removal of debris) you must inform the drain cleaner contractor that you have a backflow valve connected to your external pipes. This cleaning activity can destroy the backflow device.

It is not anticipated, with a regular inspection, you should have any problems with the valves that are installed. However, if there is a problem with the valve that cannot be resolved in this manner a plumber should be call. If additional repair or replacement is required this cost is the responsibility of you, the property owner. The Water Department and the plumbing contractor that installed the valve are not responsible for maintaining any of the backwater devices installed.