

**RESOLUTION AUTHORIZING A BACKUP CONTROL
MEASURES ADMINISTRATIVE POLICY
FOR THE
VILLAGE OF HUNTLEY**

Resolution (R)2003-09.23

WHEREAS, the Village of Huntley has reviewed the Backup Control Measures Administrative Policy to define general guidelines and procedures to be followed for the approval and implementation of backup control measures; and

WHEREAS, the policy is limited to the cost of plumbing improvements as a preventative measure for backup problems and does not include payment for damages that might have occurred with a sanitary backup; and

WHEREAS, the Village has determined that it is in the best interest to adopt such a policy to administer these guidelines and provide policy direction for the backup control devices.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Trustees of the Village of Huntley as follows:

SECTION I: The Backup Control Measures Administrative Policy is approved and attached hereto.

SECTION II: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

SECTION III: All resolutions and parts of resolutions in conflict herewith are hereby repealed.

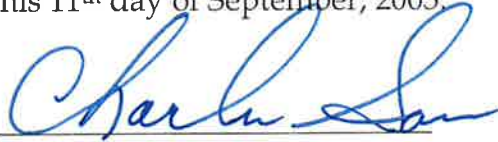
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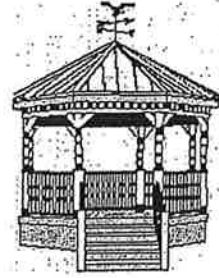
ABSENT: 1

PASSED this 11th day of September, 2003.

APPROVED this 11th day of September, 2003.

APPROVED: 
Village President

ATTEST: 
Deputy Village Clerk



COSTS FOR I/I PROBLEMS - BACKUP CONTROL MEASURES

ADMINISTRATIVE POLICY

PURPOSE: The Village of Huntley provides separate sewers for sanitary sewer flows and storm sewer flow. The sanitary sewer system is capable of conveying all normal flow without any risk to homes and private property. However; even though the sewer systems are separate, stormwater during rain events does enter into the sanitary sewer mains and overloads the sewers. This surcharging during rains can and does result in the backup of sewage into basements at some locations in the Village.

The Village of Huntley Sanitary Sewer Master Plan does discuss and address these types of problems and recommends that the Village “work with individual locations to develop basement backup control measures.” The purpose of this policy statement is to define the general guidelines and procedures to be followed for the approval and implementation of these backup control measures. This policy is limited to the cost of plumbing improvements as a preventative measure for I/I backup problems, and does NOT include payment for damages that might have occurred with a sanitary sewer backup. Any requests for reimbursement of property damages shall be reviewed on a case by case basis as a claim filed with the Village’s insurance carrier.

DISTINCTION BETWEEN I/I SEWER CONDITIONS and OTHER SEWER OR DRAINAGE PROBLEMS

This policy will apply only to properties and conditions that are a result of infiltration and/or inflow when the Village’s sanitary sewer mains fill and backup into a home or building. [Infiltration is groundwater that enters a sanitary sewer system through defects and openings in the sewer manholes and pipes during high groundwater periods. Inflow is stormwater runoff that enters a sanitary sewer during heavy rainstorms.]

This policy and the sharing of costs for corrective action, does not apply to other drainage and/or flooding problems that a property owner may experience. These excluded problems include, but are not limited to: failure of a sump pump, groundwater seepage or flow into a basement, surface water runoff flow into a basement, sewer backup due to a blockage in a sewer main or sewer service, problems with the plumbing system of a home or building, or other causes and events that are not specifically due to excess flow in the Village’s sewer main during a rain or periods of high groundwater.

ELIGIBILITY

The Village of Huntley will share in the cost of making improvements to private property for control measures to reduce future problems of sanitary sewer backups due to excess flow in the Village's sewer mains only for properties that have experienced these problems on more than one occasion, and have reported those conditions and problems previously to the Village of Huntley Department of Public Works. Backup problems can occur for many different reasons and under different circumstances. The fact that a sanitary sewer backup occurred one time at a specific location does not automatically mean that the same conditions and problems will occur again. As a result, the Village of Huntley will not share in the cost of any changes or improvements for backup control measures at locations where a sanitary backup due to excess flow occurred only one time.

For properties that have experienced a sanitary sewer backup problem due to excess flow in the Village's sewer main more than one time, and those problems have been reported to the Village of Huntley's Department of Public Works, the Village will share in the cost of backup control measures as described with this policy. **TO BE ELIGIBLE FOR COST SHARING, THE VILLAGE MUST PROVIDE PRIOR WRITTEN CONFIRMATION TO THE PROPERTY OWNER BEFORE ANY COSTS HAVE BEEN INCURRED.**

TYPICAL CONTROL MEASURES TO BE CONSIDERED

The existing conditions at each location will vary and, as a result, the type of backup control measures to be provided will vary from location to location. Conditions such as the depth of the sewer main, depth of the sewer service, elevation of the lowest floor of the building, type of use of the lowest floor of the building, number and type of plumbing fixtures in the lowest level of the building, and the age and condition of the existing building plumbing may impact the choice of the backup control measures that should be installed at each location. Following is a list of typical measures that should be considered:

- Installation of standpipes or floor drain plugs.
- Installation of a manual check valve on the building sewer service.
- Installation of an automatic check valve on the building sewer service.
- Elimination of plumbing drains in the lower level.
- Conversion of building drains to overhead sewers and installation of an ejector pump.

The property owner will be required to obtain two (2) written quotes for the proposed improvements, to be submitted for the Village's approval.

CHANGES TO BE EXCLUDED

The Village will not share in the cost of any changes to the building plumbing that are due to or include:

- Improvements to a building sewer that are part of normal maintenance.
- Any connections of the building roof drains to the sanitary sewer service.
- Any connection of the building footing drains to the sanitary sewer service.

- Any connection of the building sump pump to the sanitary sewer service.
- Installation of a sump pump to control groundwater.

The property owner is responsible for all costs to separate the flow of stormwater and/or groundwater from the sanitary sewer system.

OWNERSHIP and MAINTENANCE

Any improvements completed under this policy shall be a part of the building plumbing. The property owner shall be responsible for all future maintenance, repair, cleaning, and replacement of these items.

PRIOR WRITTEN CONFIRMATION

The Village will provide sharing of costs for the installation of backup control measures, only when such cost sharing has been approved in writing by the Village of Huntley prior to any costs being incurred. **THE VILLAGE WILL NOT BE RESPONSIBLE FOR SHARING OF COSTS, FOR CHANGES AND IMPROVEMENTS MADE BY ANY PROPERTY OWNER WHEN PRIOR WRITTEN APPROVAL WAS NOT OBTAINED FROM THE VILLAGE.**

COMPLETION OF CONTROL MEASURES

Once the Village has issued the written confirmation and approval for the cost sharing, the property owner may then have the work completed. The property owner shall hire a qualified plumber, licensed to work in the State of Illinois, to complete the improvements. The property owner is responsible for making all payments to the contractor and shall be responsible to coordinate, plan, schedule, and accept the improvements.

LIMITATION OF COSTS

When the other general conditions of this policy have been met, the Village shall provide reimbursement of costs to the property owner, with the following limitations:

- The maximum of the costs to be paid by the Village to the property owner shall be \$2,500, but shall not exceed the lower of the two written quotes submitted.
- Payment of costs by the Village are limited to work necessary for improvements to the building plumbing system and the building restoration work resulting from these plumbing improvements. Other improvements such as replacement of older bathroom fixtures, remodeling of basement areas, replacement of carpeting and entire floor coverings, and other similar remodeling improvements will not be paid by the Village.
- To be eligible for reimbursement, the property owner must submit the final invoice to show that the work has been completed within a maximum of six (6) months of the date of the written confirmation and approval by the Village.
- After the backup control changes have been completed by the licensed plumber hired by the property owner, payment of the Village's portion of the work will be made to the property owner within thirty (30) days of the date of the receipt of the bill for the completed work.