

Water in my basement

You may get water in your basement when there is heavy rain or rapidly melting snow. The amount of water in your basement can often help to determine the root of the problem.

If portions of your basement are wet, the cause could be:

- a leak in your home's foundation, basement walls, basement windows or doors;
- a failure in your weeping tile system;
- overflowing eaves troughs;
- missing splash pads or downspout leaders;
- downspout leaders are too short; or
- poor drainage due to poor lot grading.

If your basement has flooded, the cause could be:

- a loose or missing cap on the weeping tile or sanitary backwater valve or cleanout;
- a failure of the weeping tile or sanitary backwater valve;
- a plugged line between your house and the City's main sewers; or
- a failure of a sump pump to pump out weeping tile water.

Definitions

Sanitary sewer carries wastewater (sewage) from your home (toilets, sinks, laundry) to the city's Wastewater Treatment Facilities.

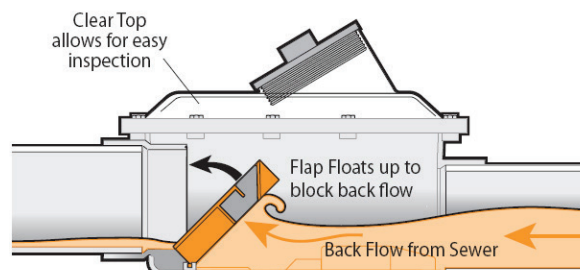
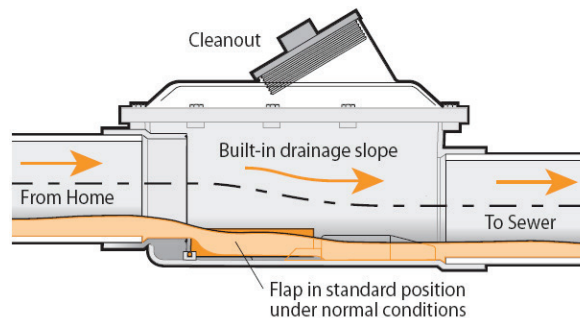
Storm sewer carries water from the streets to the Peace and Beatton Rivers.

Weeping tile is the perforated pipe that is buried around the foundation of your home. This pipe collects the water that pools around your footings and channels it to the city's sanitary sewer system instead of to your basement. Older homes (built before 1960's) may not have weeping tile.

Depending on when your home was built – your weeping tile is either connected to the sanitary sewer or a sump pump which pumps the water out to your lawn. The latter is required for newer construction.

Backwater valve is a component of your plumbing system that prevents water from backing up your sanitary sewer services when the city's sewers are overloaded. You should inspect it annually.

Cleanout allows you to access your sanitary service connection for maintenance and inspection through a screw on cover.



HOW TO FLOOD PROTECT YOUR HOME



Questions?

Annual maintenance is absolutely necessary to help flood protect your home. If you continue to experience basement flooding after following the information provided here, please contact us or a local plumber for advice on other potential solutions.

Call us at 250.787.8150



The key to flood protecting your home is a properly graded lot and a well maintained backwater valve and cleanout.

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Backwater valve and cleanout maintenance

During periods of heavy rainfall, the storm sewer may become overloaded and force water back into your property's service line. If your backwater valve or cleanout is not secure, missing a cover or broken, this water can be forced from the pipe and into your basement.

- Your backwater valve and cleanout are located near an exterior wall below the basement floor – most often in your utility room. They might be hidden under carpet.
- Depending on the age of your home, you may have both sanitary service and weeping tile. There should be a backwater valve on each.

- Inspect your backwater valve(s) annually to make sure it is functioning as intended. When you remove the cover, a flapper valve should be visible. If it has fallen free from the valve body, reset the hinge as designed. If it is missing, have it replaced.
- Ensure that the flapper valve and threads are free of debris, sand, and sediment. A pail of warm water (no soap) should be enough to wash the sediment from the valve body.
- When the flapper valve is clean and positioned correctly; tighten all covers – including the cleanout – so they are secure and water tight.



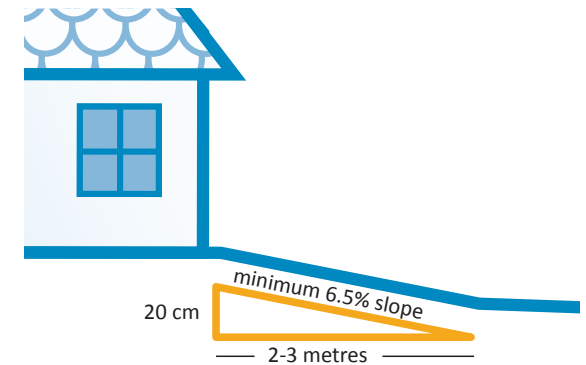
These are two common styles of backwater valves that you may find in your home



Lot grading and drainage

To prevent flooding, a properly graded lot will ensure that rain water runs away from your home not to it. The more water you keep away from your foundation, the less chance there is of basement flooding.

- A drop of at least 15–20 cm over the first 2–3 meters from your exterior wall is recommended. The rest of your yard should be graded toward the front street or the rear lane depending on the lot design.



- A swale (shallow ditch) may be necessary to help drain water from your property. Swales must be kept free from obstructions and properly graded.
- Over time, the soil around your home can settle and cause flat spots or depressions that collect water. Refill with topsoil to ensure proper drainage.
- Low-set window wells can collect rainwater and may have to be built up.
- When the ground under decks and doorsteps is not backfilled and graded, voids that hold water can occur. These voids should be filled with soil to ensure proper drainage.
- Plugged, broken or absent eaves troughs and downspouts can also collect water against your house. Make sure that your downspouts are secure, at least 1.8 meters (6 feet) long and directed to an area of your yard that drains freely to the street or lane.
- Avoid piling snow against your home as it can seep into your house when it melts.