

City of Wheaton

Foundation Footing Tile Disconnection Reimbursement Program



Please Note: The City reserves the right to modify the policies, procedures and rules of this program or discontinue the program in its entirety as determined by action of the Wheaton City Council.

Revised 4/7/2022

TABLE OF CONTENTS

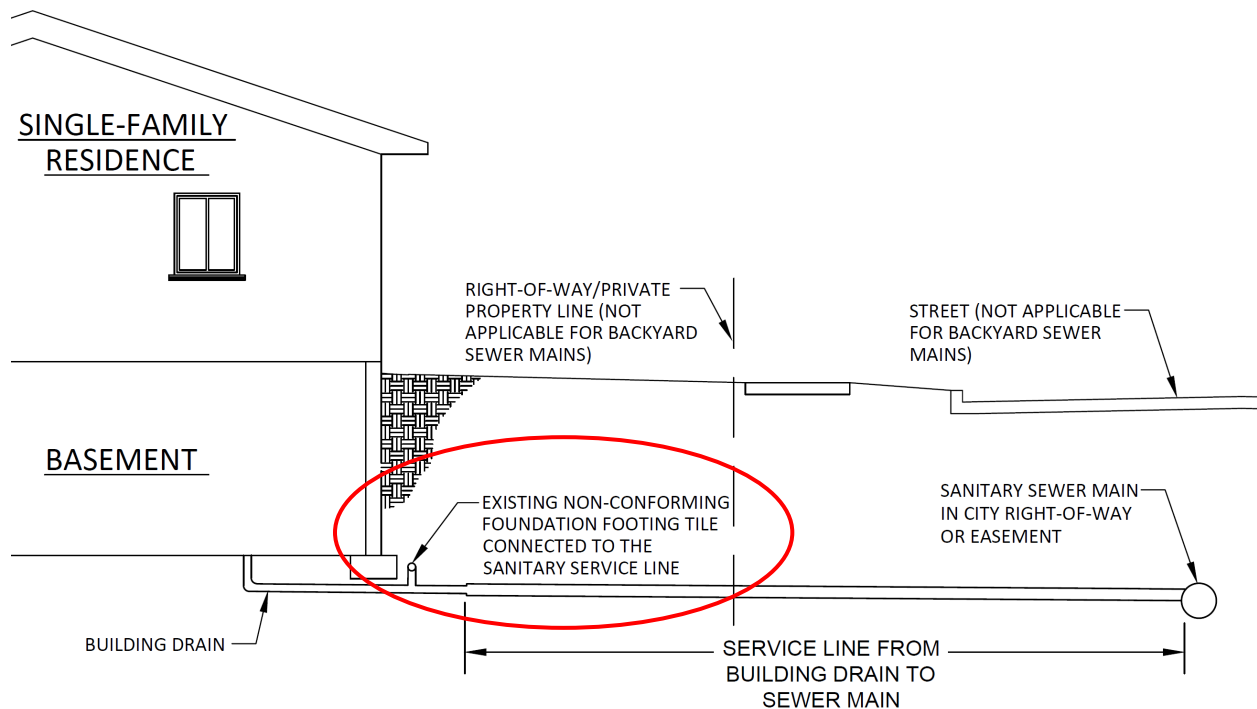
3	Program Overview
4	Definitions
5	Program Details
6	How to Apply
7	Property Owner Participation Agreement
8	Request for Reimbursement Form

DISCLAIMER:

To qualify for reimbursement for the disconnection of a foundation footing tile from a sanitary sewer service line, the property owner must comply with the mandatory program conditions as stated in this packet. The City will not waive these conditions. Wheaton residents are not obligated to participate in the reimbursement program. However, residents may elect to disconnect foundation footing tiles from the sanitary sewer service line independent of this program without reimbursement, subject to compliance with all applicable laws, codes and ordinances.

PROGRAM OVERVIEW

The City of Wheaton developed this reimbursement program to assist single-family residential owners with the disconnection of foundation footing tiles from the sanitary sewer service line. The City of Wheaton has two separate piping systems: a sanitary sewer system that conveys wastewater from homes and businesses to wastewater treatment plants; and a storm sewer system that carries stormwater to streams. Homes built before 1970 may have directly connected foundation footing tiles that do not conform with current City Code. This program has been developed to reduce inflow of groundwater from foundation footing tiles into private sanitary service lines by rerouting those discharges to conform with Wheaton City Code. The Wheaton City Code prohibits the discharge of stormwater, surface water, or groundwater into the sanitary sewer system.



Why should foundation footing tiles be disconnected from the sanitary sewer system?

Foundation footing tile connections are a major source of excess water in the sanitary sewer system during heavy rains that can cause basement back-ups in your and/or your neighbors' homes. The excess water entering the sanitary sewer system from foundation footing tiles can cause problems throughout the system and increases wastewater treatment costs. For this reason, current codes prohibit connection of foundation footing tiles to the sanitary sewer system.

Participation in this program is based on a first-come first-served basis and contingent upon budget fund availability. Participants must prequalify. See Prequalification Process on page 6.

DEFINITIONS

Building Drain

The part of the lowest horizontal piping of a sanitary drainage system that receives the discharge from soil, waste, and other sanitary drainage pipes inside the walls of the building and conveys it to the service line. The building drain terminates 5 feet outside the building foundation wall.

Service Line

The part of the horizontal piping of a sanitary drainage system that extends from the end of the building drain, receives the discharge of the building drain, and conveys it to a public sanitary sewer system. The service line begins five feet outside the building foundation wall and ends at the City's sanitary sewer main.

Inflow

Water other than sanitary wastewater that enters a sanitary sewer system from sources such as roof leaders (downspouts), foundation footing tiles, yard drains, area drains, manhole covers, and cross connections between storm sewers and sanitary sewers. Inflow does not include infiltration.

Infiltration

Water other than sanitary wastewater that enters a sanitary sewer system from the ground through defective pipes, pipe joints, connections, or manholes. Infiltration does not include inflow.

Foundation Footing Tile

Foundation Footing Tiles consist of the drain (tile) pipe that is installed around the outside perimeter of a house and drains into a sump pit inside the home, which is then pumped to the outside. Once outside, the sump drainpipe can discharge to grade (at least 10 feet from the property line), discharge into a dry well or discharge into a storm sewer service that connects to the City storm sewer. (A permit is required for this work.)

Note: Some homes may have an existing, non-conforming, foundation footing tile that is connected to either the building drain (inside or near the home) or the sanitary service line (outside the home).

PROGRAM DETAILS

Eligible Properties

Single-family residential homes located within the corporate limits of the City of Wheaton that are connected to a City-owned sanitary sewer main, are eligible for participation in this program with the following conditions:

- The property owner must be in good standing with the City of Wheaton with regards to outstanding debt owed to the City (utility billing, parking tickets, fines/fees owed to the City, etc.); and
- Subject property owner must confirm that the foundation footing tile is connected to the sanitary sewer service line or building drain.

The City of Wheaton will reimburse 100% of eligible costs, up to \$5,000, for homeowners that reroute their footing foundation tile to conform with Wheaton City Code.

Costs Eligible for Reimbursement

(Maximum reimbursement: 100% of eligible costs, up to \$5,000)

Eligible costs if approved for the program are as follows:

- Cost of location, excavation, and exposure of the foundation footing tile connection (if eligible).
- Cost of sump pit, sump pump, and associated electrical and plumbing work needed to reroute the foundation footing tile.
- Cost of trenching and concrete floor repairs (including cutting of concrete and excavating for sump pit).
- Removal and replacement of interior walls and finishes. Replacements are reimbursed for comparable items only. No upgrades are permitted.
- Cost to restore disrupted grass/lawns/landscaping. No upgrades are permitted.

Costs Not Eligible for Reimbursement:

- Any costs submitted for reimbursement under a different City reimbursement program.
- Ancillary property owner improvements not necessary to disconnect the foundation footing tile from the sanitary sewer service line.

Reimbursement is intended to be available for each property up to the reimbursement limits. Change of property ownership does not reset full reimbursement eligibility.

HOW TO APPLY

- ☐ **Step 1:** The property owner must call the Sewer Division at 630-260-2107 or 630-260-2121 or send an email to swalsh@wheaton.il.us to let the City know you'd like to participate in this program. City staff will then determine whether your property is eligible to participate in this program.

To prequalify for participation in this program, the homeowner will provide either of the following:

- ☐ A current video recording showing the existing, non-conforming, foundation footing tile connection to the sanitary service line.
- ☐ Notification of excavation and arrangements to have an onsite evaluation during excavation.

The City will also require an answer to the following question prior to prequalification.

Does your home have an existing sump pump? Yes ☐ No ☐

- ☐ **Step 2:** After being deemed eligible:
 - Solicit a plumbing contractor of your choice to obtain a proposal. Submit plumber's proposal to:
Attn: Sean Walsh
City of Wheaton – Public Works
821 W Liberty Dr
Wheaton, IL 60187
Email: swalsh@wheaton.il.us
 - After a review of the proposal by City staff, a second proposal may be required. Once acceptance of the proposal is given, property owner or plumber will apply for a *Permit* with the Building Division (see below for permit).
- ☐ **Step 3:** After the Building and Code Enforcement Department issues a permit, the plumber will perform the work and have inspections performed by the City, as required by the City Building and Code Enforcement Department.
- ☐ **Step 4:** When the work has been inspected and approved, the property owner will need to pay the full amount to their contractor(s), then submit the following to the Public Works Department for reimbursement:
 - Completed *Request for Reimbursement Form* (see page 7).
 - Copy of paid & itemized invoice from the contractor(s) that performed the work.
 - Copy of a cancelled check (both sides), and/or a copy of a credit card receipt, indicating that the property owner has paid all contractor(s) as proof of payment in full.
- ☐ **Step 5:** The Director of Public Works will review the Request for Reimbursement and, if in conformance with this policy, will certify the eligible improvement costs. Property owners will receive reimbursement approximately 3-4 weeks after all of the required paperwork is submitted, and approved, by the City.

PROPERTY OWNER PARTICIPATION AGREEMENT

City of Wheaton Foundation Footing Tile Disconnection Reimbursement Program

The Foundation Footing Tile Disconnection Reimbursement Program was established by the City of Wheaton to assist residents in bringing their sanitary sewer service lines into compliance with Wheaton City Code. The program provides for 100% reimbursement of eligible costs up to a maximum of \$5,000 for the removal of a directly connected foundation footing tile from the sanitary sewer service line.

Prior to the installation of any plumbing facilities for which the property owner anticipates reimbursement, the specific plans, including the written proposal, must be submitted to the Building and Code Enforcement Department for approval. No work can be commenced until City approval is obtained and a permit is issued. The City must be notified to inspect the proposed work, as required under any permit.

Reimbursement of eligible items at approved amounts will be made after work is completed, inspected and approved by the City. A completed "Request for Reimbursement" form must be completed and submitted with other documentation, such as the detailed invoice and a copy of the cancelled check (both sides) providing evidence that the project was paid for, in full, by the property owner.

The City shall have no liability for any defective work or other damage, injury and/or loss on account of any act or omission of the contractor in the performance of the work. The property owner shall make any claim for such matters directly against the contractor or contractor's insurance carrier. The property owner hereby agrees to indemnify and hold the City harmless against any and all claims and further covenants not to sue the City for any and all claims.

If the property owner fails to comply with all requirements of this agreement or to complete installation as provided in this agreement, the City has no obligation to reimburse the property owner.

I understand and agree with all of the above statements and agree to comply accordingly.

Property Owner (Print Name)

Signature

Date

Property Address

REQUEST FOR REIMBURSEMENT FORM
Foundation Footing Tile Disconnect Reimbursement Program

Name: _____

Address: _____

Phone: (Home) _____ (Work) _____

Email: _____

Date work was completed: _____

Permit number issued: _____

Name of contractor performing the work: _____

Total cost of eligible expenses: _____

Total reimbursement requested (100% of eligible expenses, not to exceed \$5,000): _____

OWNER CERTIFICATION

I, _____, am the owner of the premises indicated above and I certify that all information contained on this form is true and accurate to the best of my knowledge.

Signature _____ Date _____

CONTRACTOR CERTIFICATION (Required by plumbing or sewer contractor)

I, _____, of _____, certify that all work completed under this program has been performed in accordance with all applicable City Codes.

Signature _____ Date _____

DIRECTOR OF PUBLIC WORKS CERTIFICATION

I, Vincent Laoang, as the Director of Public Works, certify that I have reviewed the application for the plumbing permit and this Request for Reimbursement Form. Further, I am satisfied that the cost of the plumbing work completed, and the reimbursement amount are accurate and are made in accordance with all provisions of this program. Therefore, I recommend the reimbursement amount be paid.

Signature _____ Date _____

OTHER DOCUMENTS REQUIRED:

- ☐ Request for Reimbursement Form
- ☐ Copy of contractor's itemized invoice

- ☐ Property Owner Participation Agreement
- ☐ Copy of paid receipt or canceled check to verify proof of payment to contractor