

WHAT ELSE CAN I DO?

Be Prepared

INSURANCE COVERAGE

The Town of Coaldale does not pay for damages caused by sewer back-up or water pipe failure. **INSURANCE COVERAGE IS NOT AUTOMATIC**, be sure to discuss your needs with your insurance agent.

KNOW YOUR RESPONSIBILITIES

If the sanitary line becomes clogged along your service line to the main line **YOU** are responsible for its repair. The Town is responsible for the main line only.

WHAT IF MY SANITARY SEWER BACKS UP?

Should sanitary sewer back-up into your basement, **DO NOT** flush the toilet or turn on any taps as this will cause further flooding. First call a plumber or a sewer and drain cleaning contractor then call the Town at 403-345-1350 so crews can check the mains for sewer back-up.

TALK TO YOUR NEIGHBOURS

If everyone in Coaldale takes these 3 steps it is less likely your sewage system will overload in a storm. It is especially important that you and your immediate neighbours do not have water draining from your lots or down spouts directly toward your basement. Talk with your neighbour about drainage and explain why it is important to have proper and adequate drainage from their properties.

FOR MORE INFORMATION ABOUT PROPER DOWNSPOUT, LOT AND ROOF DRAINAGE CONTACT:

Town of Coaldale

1920—17 Street

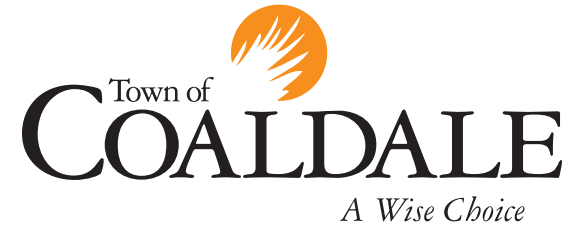
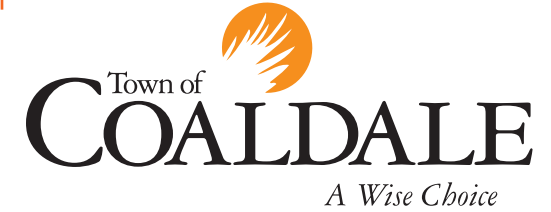
Coaldale, AB T1M 1M1

Phone: 403-345-1300

Fax: 403-345-1311

Email: admin@coaldale.ca

This brochure provided to you courtesy of the Town of Coaldale.



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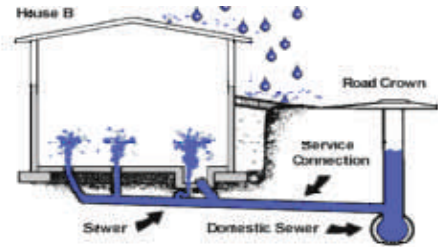
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HOW TO KEEP YOUR BASEMENT DRY

A QUICK GUIDE TO
EFFECTIVE HOME DRAINAGE

QUICK GUIDE TO EFFECTIVE HOME DRAINAGE

IT'S UP TO ALL OF US!



It is impossible for municipalities to build a drainage system that guarantees protection against every possible storm event. However, individual homeowners can take steps to reduce the likelihood of flooding. If every resident in the Town of Coaldale was to take the following steps, the strain on the Town's sanitary sewer system and your weeping tile and sewer services connection during a rainstorm would be greatly reduced, which in turn reduces the chance of flooding in your basement and your neighbours.

THREE WAYS TO STAY DRY

If everyone pitches in, the following three steps will make a difference in the number of problems residents will experience during a storm event.

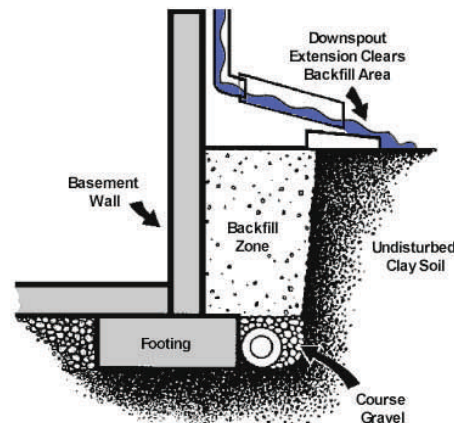
It is important to make sure your property is draining properly. Flooding can occur in your basement even if you have a sump pump. Water can enter your basement through the floor drains or cracks in your foundation. Sometimes the whole sewage system simply gets too much water, this may also cause sewer back up in basements.

Although these steps performed individually don't guarantee a dry basement, if everyone pitches in they will prevent the sanitary sewer system from overloading and help move water much more effectively resulting in fewer sewer backups and overland flooding into basements.

1. DOWNSPOUT DRAINAGE

If the downspouts are dumping the water right beside your foundation, it drains directly into the weeping tile and can easily overload your sewer system. Make sure downspouts extend at least 1.8 metres (6 feet) from your basement wall. Do not connect your downspout to your weeping tile. Also be sure the water does not drain toward your neighbour's basement walls, it should drain away from your house toward the street or back lane.

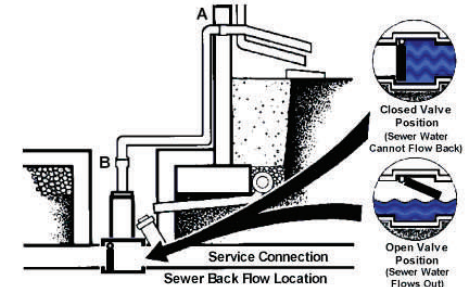
If the land around your home slopes in toward the foundation of your home, rainwater heads right for the weeping tile that drains your foundation and can overload your home's weeping tile and sewer system.



The land around many homes settles over time and you may find your property is now sloping in toward your foundation causing flooding. It is very important that your yard slopes away from your home. Re-grading your lot for at least 1.8 metres (6 feet) out from the foundation of your home may be necessary to prevent flooding.

2. FLOOD PROOFING DEVICES

Talk to your plumber about having a backwater valve installed on your sanitary sewer service connection to prevent sewer main backups from entering your home. Homes with sump pumps must ensure that they are not tied into the sanitary sewer service connection as the large volume of water generated by a sump pump can overload the sewage system downstream and cause your neighbour to have a sewer back up problem in their basement. If your home does not have a foundation drainage or storm sewer service connection it is important to have your sump pump and weeping tile drain to the street or alley. If you do have a foundation drainage or storm sewer service connection, our sump pump discharge should be connected to this line.



3. PLUMBING FIXTURE MAINTENANCE

4. Have a qualified plumber inspect all flood proofing devices and plumbing fixtures such as sump pumps, backwater valves, floor drains and screw caps regularly to ensure proper operation. Keep the screw cap in the basement floor drain in place, except when draining your washing machine or water softener discharge and deep the sewer service clean out cap in place as well.

WHAT CAN YOU DO TO DECREASE THE RISK OF FLOODING?

- DO ensure that storm water is directed away from your house and from your neighbour's property onto the street or alley.
- DO keep your downspout extensions in place moving water away from your foundation and disconnect sump pumps from sanitary sewer connections.
- DO fill in any settlements next to your house and be sure to fill any cracks that appear in your house foundation.
- DO ensure the ground slopes away from your house on all sides.
- DO consider installing a backwater valve in your sanitary service connection line and be sure to check it regularly.