



CITY OF LANSING BASEMENT BACKUP PROTECTION PROGRAM (B2P2)

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Andy Schor, Mayor

The Basement Backup Protection Program (B2P2) is a program for Lansing residential sewer customers that proactively addresses the issue of basement backups from the public sewer system that occur as a result of wet weather. Through the B2P2, residential property owners who have experienced this type of sewer backup can receive funding assistance for solutions that provide protection from future backups.

The City of Lansing wants to make the program as easy as 1-2-3! To apply for the Basement Backup Protection Program, homeowners can complete a simple application form that begins the eligibility and enrollment process. The application form can be found online at www.lansingmi.gov/basements. Also, a copy of this application can be provided to interested homeowners by calling the B2P2 HelpLine at (517) 853-7867 or by sending an email request to Basements@DCEngPC.com

Solutions through the B2P2

Depending on the home's plumbing configuration, several different approaches for installation of the necessary plumbing fixtures and/or facilities are available to protect the basement. The typical approach involves installation of a backwater (i.e., "check") valve to prevent the sewage backup and a sump pump to accommodate the house's foundation (groundwater) drainage. However, homeowners are encouraged to talk with a licensed plumber to determine the best approach for their home.

Contracting

The B2P2 requires that homeowners contract with a licensed plumber who is qualified to secure plumbing permits. If electrical system improvements are necessary to facilitate the B2P2 solution, a licensed electrical contractor will also be needed. Homeowners can choose to perform the work themselves after securing the necessary permits, however, the program will only reimburse for material costs and permit fees.

Subsidy & Reimbursement

The City will reimburse property owners for eligible work in accordance with the following schedule:

- 100% of the first \$1,000 eligible (\$1,000)
- 75% of the next \$5,000 eligible (\$3,750)
- Maximum Subsidy of \$4,750

In addition to subsidizing the plumbing improvements, the B2P2 will reimburse participating property owners for the purchase of a "Backup of Sewer or Drain Endorsement" on their homeowner's insurance policy.

The reimbursement is up to \$100 per year for a period of 10 years. Property owners must request the reimbursement each year.

FREQUENTLY ASKED QUESTIONS

WHO IS ELIGIBLE FOR THE PROGRAM?

To be eligible, residential property owners must:

- Have experienced sewer backups from the public sewer system, and.
- Be current on property tax payments.

HOW DO I PARTICIPATE IN THE B2P2?

The 3-step process requires the homeowner to:

1. Apply by submitting the Step 1 Application
2. Obtain and submit at least two quotes from licensed contractors, which triggers B2P2 staff to schedule an inspection visit for approval of the proposed work; and
3. Request reimbursement following installation and completion of the final permit inspection.

IS THE PROGRAM AVAILABLE FOR RENTAL PROPERTIES?

Yes, however, the actual property owner must apply for the program. If you are a renter, you can ask the landlord if they wish to participate.

WHAT CAN BE DONE TO FIX THE PROBLEM?

Several solutions are available to help stop sewer backups, including:

Install a Backwater Valve and Sump Pump

A backwater valve and sump pump installation is the typical, most frequently used solution. The backwater valve is installed on the service pipe that connects the home's basement plumbing to the City sewer. After installation, this valve stops sewage from flowing back into the house from the City sewer. In addition to the backwater valve, a sump pump is routinely necessary to accommodate the basement foundation (groundwater) drainage. Regarding the sump pump, the location of the discharge should be carefully reviewed with the plumbing contractor (discharges in the vicinity of public sidewalks are prohibited due to winter freezing/slipping concerns).

Install a Sewage Ejector Pump

A sewage ejector pump is installed under the basement floor or outside the home to collect sewage flowing from the basement fixtures and the basement floor drain. The ejector pump pushes sewage up to an overhead sewer above the floor level where it can drain by gravity into the sewer service line.

Eliminate Basement Service

Basement fixtures are disconnected. Neither a backwater valve or sewage pump is needed to prevent backups.

FREQUENTLY ASKED QUESTIONS

AM I RESPONSIBLE FOR MAINTAINING THE PLUMBING FACILITIES?

Yes. The homeowner is responsible for maintenance of the installed plumbing facilities, but this maintenance is typically easy for most homeowners to perform. For example, a backwater valve should be cleaned at least annually by simply removing any accumulated material and/or flushing the material away with water, which help keeps the valve clear of debris and in good working order.

WHAT HAPPENS IF I GET ANOTHER BACKUP AFTER A DEVICE WAS INSTALLED?

While these improvements greatly reduce the chance of a backup in your basement, no solution is completely foolproof. Mechanical equipment can fail, but the periodic maintenance will help prevent this.

IF TREE ROOT INTRUSION AND/OR A DETERIORATED SERVICE PIPE AT THE PROPERTY IS CAUSING THE BASEMENT BACKUP, WILL A BACKWATER VALVE SOLVE MY PROBLEM?

If tree roots and/or a deteriorated service pipe exist at the property, those defects will likely be the primary cause for the backups. Therefore, although a backwater valve may help prevent backups caused by the defects in your service pipe, the backwater valve will not address the primary problem. Therefore, until the service pipe is repaired and the source of the backups is confirmed, the property will not be eligible for the B2P2.

WILL THIS PROGRAM HELP ME IF MY BASEMENT GETS WET DUE TO WATER SEEPING THROUGH THE WALLS AND WINDOWS?

No. The B2P2 addresses sewer backups from the city's public sanitary sewer system. Water that seeps through basement walls, windows or floors during heavy rains is not related to the City's sanitary sewer system. For solutions to address water seepage, homeowners should consult with a licensed professional to evaluate an appropriate "fix" for the specific property-related problem.

WHERE CAN I FIND MORE INFORMATION ON THE B2P2?

You can visit www.lansingmi.gov/basements, call the B2P2 Help Line at (517) 853-7867, or email B2P2 staff at Basements@DCEngPC.com

WHO DO I CALL IF I HAVE A SEWER BACKUP?

Report all sewer backups to the City of Lansing at (517) 483-4161.