

A continuing partnership to help protect properties from sanitary sewer backups.

Owning your own home is a satisfying experience, and sometimes a challenge – especially when it comes to protecting the things you value. In the past, Johnson County homeowners have faced the frustrating challenge of basement flooding during extremely heavy rains. JCW wants to help you better protect your home during these rains by offering a Backup Prevention Program (BUPP).

BUPP provides funding to reduce the risk of sanitary sewer backups.

Why am I having sewer backups during heavy rains?

Johnson County's targeted level of service is to provide a 10-year storm level of protection in the sanitary sewer system. Periodically, our region experiences intense storm events larger than a 10-year storm. JCW has developed the Backup Prevention Program (BUPP) to reduce the number of sanitary sewer backups that may occur during these large rain events.

How will BUPP help?

BUPP provides funding to eligible homeowners in order to install a backup prevention device or make plumbing modifications on your property. There are many options available under this program. A contractor and JCW will work with you to determine the option that offers the best solution for your property. This program is intended to help protect your home from future backups during heavy rains. **However, a backup device or these plumbing modifications will not resolve basement water problems caused by cracks in walls, floors, window well leakage and surface water flooding.**

Who is eligible for BUPP?

To be eligible for the program, your home must have experienced a confirmed sanitary sewer basement backup as a result of an intense rain event. The backup must have been the direct result of capacity problems in the sanitary sewer system. JCW will be responsible for confirming whether you are a qualified homeowner and will determine eligibility by the following steps:

- Determine if your property is located in a flood-prone area.
- Review sanitary sewer backup questionnaire submitted by you.
- Determine if your neighbors are experiencing sewer backups.
- Check JCW's line cleaning and televised line history.
- Conduct on-site visits with you to determine the cause of flooding.

JCW serves most cities in Johnson County. Only residents served by JCW are eligible for BUPP assistance.

Responsibility and Liability

All work performed under the Backup Prevention Program will be warranted by the contractor for a period not less than one year following the date of installation. Any maintenance, repair or replacement of the backup prevention valve or any modifications of the plumbing shall be the responsibility of the property owner following the one year warranty period. Routine cleaning of the backup prevention valve will be the responsibility of the property owner from the date of installation.

Also, JCW shall not be responsible for any malfunction of the valve or plumbing modification which results in a sanitary sewer backup. Prior to the beginning of any work, an agreement must be signed by the property owner and returned to JCW. Following completion of work, the property owner must sign a release form and return it to JCW. No payment will be made to the property owner or the contractor until both forms have been submitted. JCW shall provide a copy of the release form to the property owner prior to the completion of any work. Any property owner refusing to sign an agreement or release will not be eligible for funding under JCW's Backup Prevention Program.

The BUPP funding covers only new devices and installations. Maintenance, repair, and replacement costs associated with the BUPP device are the responsibility of the property owner.

Questions?

JCW staff is available at (913) 715-8554 or bupp@jcw.org.



JOHNSON COUNTY
WASTEWATER'S

Backup Prevention Program (BUPP)

Protecting our environment
Serving our customers
Enhancing our communities



4800 Nall Avenue
Mission, Kansas
66202

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What steps will take place?

Step 1

Complete the BUPP questionnaire from JCW. All property owners who reported a sewer backup to JCW need to also request that a questionnaire be mailed to them. Or you may complete it online at www.jcw.org.

Step 2

JCW reviews each questionnaire and evaluates each property to determine whether basement flooding was the direct result of a sewer backup. You will receive a letter from JCW detailing your eligibility status. Your participation in BUPP is voluntary.

If you do not qualify, you may write to JCW to discuss our decision in greater detail.

Step 3

If you are eligible for this program, you will receive an information packet:

- Details on BUPP procedures
- An agreement that must be signed before any work is begun by the contractor.
- A copy of the release you will sign after the contractor completes the specified work on your property.

JCW has compiled a list of contractors. You will have opportunity to indicate, in writing, which contractor you prefer.

Step 4

After receiving the information packet, you will obtain two estimates for work to be performed on your property. Mail copies of the estimates, along with the signed agreement that will authorize the job. At this time, you may elect not to participate in the program, and should indicate this on the bottom portion of the agreement.

Step 5

JCW will review estimates. For your protection, additional estimates may be required. JCW will notify you of the approved estimate.

Step 6

Schedule the work to be done on your property. Once the work is completed, notify JCW to schedule an inspection. JCW's inspector will verify that the work outlined in the estimate was completed.

The contractor is responsible for all permits and city inspections.

Step 7

After JCW has confirmed installation, please sign and return the release form enclosed in your packet. Once this has been completed, JCW will make payment to you (we will need verification of your payment to the contractor) or to the contractor. **You will be responsible for any additional costs not outlined in the estimates you submit.**

What are the options available?

A contractor must inspect and determine the best solution to protect your property from future sewer backups. Since the plumbing system in each home is unique, the contractor must determine the best way to protect your property. This may include a combination of options recommended by JCW and the contractor.

Options under BUPP Backup Prevention Valve

A contractor may recommend installation of a backup prevention valve on the sanitary sewer service line just before it exits your house. This will require that a small portion of the basement floor be removed and the service line exposed for installation of the valve. Due to the regular maintenance required by the valve, JCW recommends that the valve be installed in a location which is easily accessible on a regular basis.

Sump Pump

A contractor may recommend a sump pump when floor drains and laundry drains are the only basement plumbing fixtures. Sump pumps may be installed as an alternate to a backup prevention valve. If you have a sump pump system, a contractor may recommend it be used and should specify in the estimate if the existing pump should be replaced. JCW is available to meet with you and your contractor to discuss all options in deciding the best possible solution for your property.

Contractor Qualifications

JCW will provide a list of contractors for your convenience only. Contractors placed on the list will have confirmed interest in this program and have been to an informational meeting on BUPP. Property owners are not obligated to employ a contractor on the list, and have the right to obtain a bid from any contractor. Contractors performing work under this program shall maintain commercial general liability, including completed Operations coverage with a minimum limit of \$500,000 combined single limit property damage and bodily injury liability, and Workers Compensation coverage, if required by the State of Kansas or Missouri, depending on the place of business. Missouri contractors who maintain Workers Compensation coverage shall have an "All States" endorsement included on their coverage.

JCW does not endorse or recommend contractors for the purpose of installing backup prevention devices or the installation of sump pump systems. Any contractor that generates numerous complaints from property owners or neglects to perform quality workmanship shall be removed from the list at the discretion of JCW.

In cases where there is an existing foundation drain sump pit or an outside drain, the drain will be disconnected from the sanitary sewer and a sump pump or gravity system will be installed.