

City of Cedar Hills

Basement Backup Program

Basement backups are a serious impact on a home or business owner. As such, all reasonable efforts should be taken to prevent such backups from occurring. Sewer system backups are the result of several system problems. Such problems include any one or a combination of the following:

1. Laterals serving real properties are owned by the property owner and lateral maintenance is their responsibility. Roots, low points, structural failure, and grease are primary problems lateral owners face.
2. Backups caused by main line plugs are usually caused by roots, grease, low points, foreign objects, contractor negligence and vandalism.
3. Piping system structural damage may cause basement backups. Such structural problems include age or deterioration damage, installation damage, excavation damage and trenchless technology damage or force majeure (acts of God).
4. Excess flow problems may surcharge a piping system and cause backups into homes. Excess flows usually occur when major storm waters inflow into sanitary sewers. Sanitary sewers are not designed for such flow. In addition, some homeowners may illegally connect foundation drains and sump pumps to the sanitary sewer system.

Basement Backup Response

When the City of Cedar Hills is notified about a basement backup, staff will log the complaint in a complaint log. The person receiving the call may log the backup complaint or may ask administrative staff to document the complaint.

All backup complaints shall be investigated by staff. If the investigation determines that the case of the backup is only in the lateral, staff may offer technical information but should not take responsibility for cleanup or subsequent restoration.

When it is determined that the basement backup is the result of a mainline problem, Cedar Hills will follow the policy approved by its governing authority. A copy of this policy should be given to the home owner. It should be noted that all action Cedar Hills takes are on a no-fault basis. The City of Cedar Hills does not accept liability nor does it waive its governmental immunity.

Backup Prevention Design Standard

The City of Cedar Hills promotes system designs which minimize backups and insure proper operations. To this end Cedar Hills has a design standard for all system construction. In addition, Cedar Hills complies with state design standards contained in R317-3. Finally for laterals, the following policy applies:

Policy on the Installation of Backflow Valves

Reference Regulatory Documents:

The following regulations are referenced in the establishment of this policy:

- Utah Code Title 15A-2-103(c). This code section adopts the 2012 edition of the International Plumbing Code.
- The 2012 International Plumbing Code, section 715 Sewage Backflow.

Cedar Hills Policy:

- The State of Utah has adopted the Amended International Plumbing Code(IPC) as its plumbing building standard;
- Cedar Hills uses the IPC as their statute for plumbing construction and installation;
- And the IPC requires the installation of a sewage backwater valve “where the overflow rim of the lowest plumbing fixtures are below the next upstream manhole in the public sewer.”

Therefore, for new construction, Cedar Hills requires the installation of backwater valves as stipulated by the IPC already propagated for all new construction.