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Dear St. Thomas Resident/Homeowner:

**Re: Prevention of basement flooding due to downspouts and improper storm drainage**

As part of the City's efforts to reduce basement flooding risk City wide, the City is requesting the help of residents to prevent basement flooding. One of the simplest and most cost effective ways of doing this is to disconnect your downspouts from your foundation drains.

**The following City By-law 72-2014 is in place to prevent basement flooding and requires that downspouts be disconnected. Connected downspouts are considered to be illegal.**

**Property Standard By-Law 72-2014, Section 3.6.4:** No storm water run-off shall be drained onto neighbouring properties.

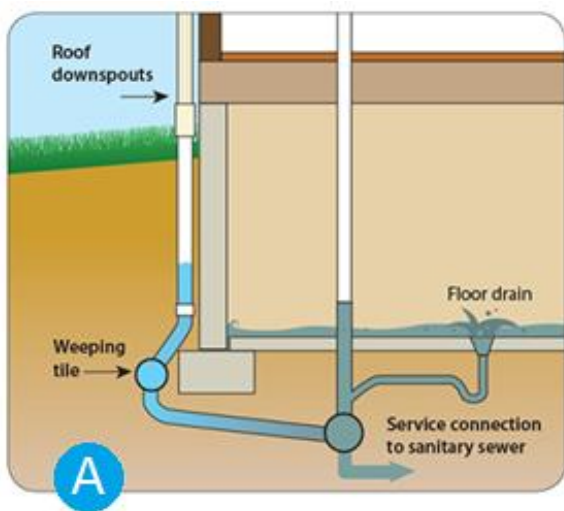
**Property Standard By-Law 72-2014, Section 3.6.8:** Storm water run-off is not to be drained on sidewalks or other pedestrian walkways to property that can create a hazard.

**Property Standard By-Law 72-2014, Section 3.6.7:** No storm water from downspouts or any surface shall drain into a sanitary sewer or a combined sewer.

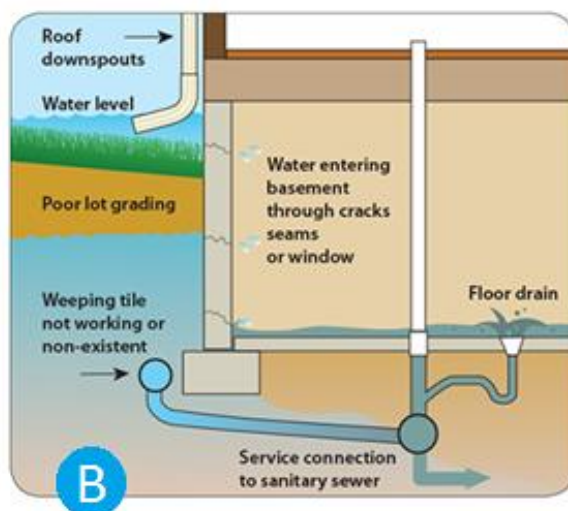
Connecting downspouts to the sanitary sewage system causes an extra strain on the system and can contribute to basement flooding in the community, as shown in **Figure A** below. To help protect your homes from water damage or flooding, ensure that your eavestrough downspouts are disconnected from the sanitary sewage system and are draining properly away from your foundation.

Ensure that the end of the downspout is draining onto your property downhill, away from your foundation. Be cautious of creating ice hazards on walks and drives and keep your eavestroughs clean to prevent the water from backing up and draining next to the foundation, as seen in **Figure B**.

**Illegally Connected Eavestrough Downspout**



**Improper Downspout Drainage**



**Downspouts Connected to the Sanitary Sewer**



If the downspouts are connected into the sanitary sewage system they **must** be disconnected at the surface. If the downspouts go into the ground you will need to disconnect them and reroute them to allow the water to properly drain from your roof **ONTO** the ground, not **INTO** the ground. A downspout can be disconnected as outlined below.

Downspout Disconnection

1. First, cut the downspout above where it enters the ground and discard the piece you cut off.
2. Put a cap on the pipe that goes into the ground and secure with a simple hose clamp to prevent water and animals from getting in.
3. Install a flexible downspout extension piece at the end of the downspout. Ensure to attach the flexible pipe to the downspout with 2 screws to make sure it does not fall off.

**Proper Downspout Installation and Grading**



Downspouts once disconnected or if already disconnected, need to drain far enough away from your foundation and flow away from the house. It is recommended that downspouts drain 1.8 meters (6 feet) away from your foundation. It is also recommended to put a splash pad at the end of the downspout in addition to an elbowed extension. A rain barrel is another alternative that can be used to store storm water for watering gardens. If you use a rain barrel make sure that if it overflows there is a drainage hose leading away from your home. If your rain barrel does not have a drainage hose make sure it far enough away from your foundation (1.8 meter or 6 feet recommended).

Alternatively, you can go online to find more information on basement flooding and how to help prevent it in your community at <http://www.stthomas.ca/content/basement-flooding>, where you can find our online Basement Flooding Guide, as well as some common causes for basement flooding. If you haven't taken the survey and would like to, follow the link to the City of St. Thomas' website and follow the link "Basement Flooding Survey".

**If you own a home in St. Thomas, but rent it out, please forward this letter to your tenants or let your tenants know about the information and take the steps necessary to help prevent more flooding on your property and in the community.**

**Please disconnect your downspouts even if your basement has never flooded, as it impacts the whole community.**

The City urges you to make sure your downspouts are disconnected and water flows properly off your property. If you have any questions or comments, or need help to assess your situation, please contact the undersigned.

Yours Truly,



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