

Exterior Sump Pump Discharge Guidance

Purpose

The purpose of this guide is to provide direction to private property owners on the maintenance and construction of exterior connections from private sump pumps to the City's public stormwater management systems (pipes, ditches, culverts, etc.) and adjacent private properties.

Background

When most of Brookfield was developed, standards for drainage infrastructure were relatively lax compared to today's requirements. As a result, there are gaps in the public and private stormwater systems where developers were not required to provide appropriate locations for sump pump lines to discharge to. Inappropriate sump pump water discharge can result in significant safety and quality of life issues, such as ice build-ups in streets and water ponding on private property.

Sump Pump Line Location

Discharge from sump pumps must not create a safety hazard or nuisance in either the City's right-of-way or private property (see Ordinances 15.04.480, 15.12.090 and 12.16.010). Private property owners must meet the following requirements when placing their sump pump discharge line:

1. Sump pump discharge shall not be located within the City's right-of-way (unless a permit is obtained – NOTE: Not all requests will receive a permit).
2. A sump pump line shall not be installed or maintained to discharge a concentrated flow onto a neighboring property.
3. A sump pump line shall be installed and maintained in a manner that minimizes, to the greatest reasonable extent, the possibility of flow onto a neighboring property.
4. Connection of a sump pump line to the City's sanitary sewer system, via basement floor drain, laundry tub, lateral or sewer main, are strictly prohibited.
5. If City storm sewer, inlets/catch basins or manholes are available, and the private property owner wishes to directly connect the sump pump line to it, a Permit for Street Excavation (ROW) work must be obtained. Further:
 - a. Connection to City storm sewer must be cored and booted (see pages 4 & 5).
 - b. It is recommended that the property owner install a backflow preventer valve between the sump pump and storm sewer connection.
 - c. Property owner retains full ownership of the entire sump pump line (lateral) and is responsible for all maintenance of said line and its connection.

Frequently Asked Questions

1. I have a ditch in front of my home, can I discharge my line to the ditch?

Not without a permit from the City. The ditch is located in the City's right-of-way. See City Ordinance 12.16.070. Additionally, under Ordinance 14.12.010.N., "No discharge of ground water from tile lines, sump pumps or other means shall be allowed onto... public space without the written approval of the unit of government."

In some cases (e.g. very active sump pump), a permit may not be issued since it can cause a nuisance of standing water or constantly wet ditch. Please contact a qualified landscaper or the Engineering Department for assistance.

2. Can I add my downspouts to my sump pump line, which I want to connect, or is already connected to, the City storm sewer?

No. The City of Brookfield does not allow any new direct connections of downspout lines to the storm sewer.

3. Someone was out working in the road the other day; now my sump pump line is damaged. Is the City going to fix my line?

No. Under 12.16.220, placement of your sump pump line in the right of way is allowed provided it does not interfere with public purposes such as maintenance of existing infrastructure. The City will make every effort to notify you of construction projects and avoid damaging your private laterals; however, a condition of the permit to install the sump pump line in the right of way is that the City is held harmless and not liable for private facilities placed within the public way.

4. I plan to connect to the City's storm sewer system (pipe, inlet, catch basin, manhole).

- a. Do I need to have a Permit?

Yes, under City Ordinance 12.16.070 and 12.16.080, you are required to apply for a Street Excavation (ROW) Permit.

- b. Do I also need a Plumbing Permit?

No; however, please remember that this guidance document only addresses exterior sump pump discharges. If you plan to complete other projects, you may need additional permits or approvals. Contact the City's Building Department at 262-796-6646.

c. Can I make the connection however I want?

No. All connections must be cored and booted (see pages 4 & 5).

5. My neighbor is discharging their sump pump right on our property line. Can they do that?

No. Under City Ordinance 15.04.480.C.7., “water from... sump pumps, and other similar devices shall not be discharged from a property in a way which would adversely impact neighboring properties.” Additionally, Ordinance 15.12.090.B. states “no sump, or roof discharge whether by hose, trench or in any other manner, shall be installed or maintained to discharge, run or flow into an adjacent property.”

NOTE: These Ordinances are written with the understanding that some properties are located much higher than others, and there are established drainage patterns that are unavoidable. Property owners must make every reasonable effort to minimized damage/harm to their downstream neighbor.

6. I connected my sump pump line to the City’s storm sewer system yesterday. Who’s responsible for fixing the portion of the lawn in the City’s right-of-way?

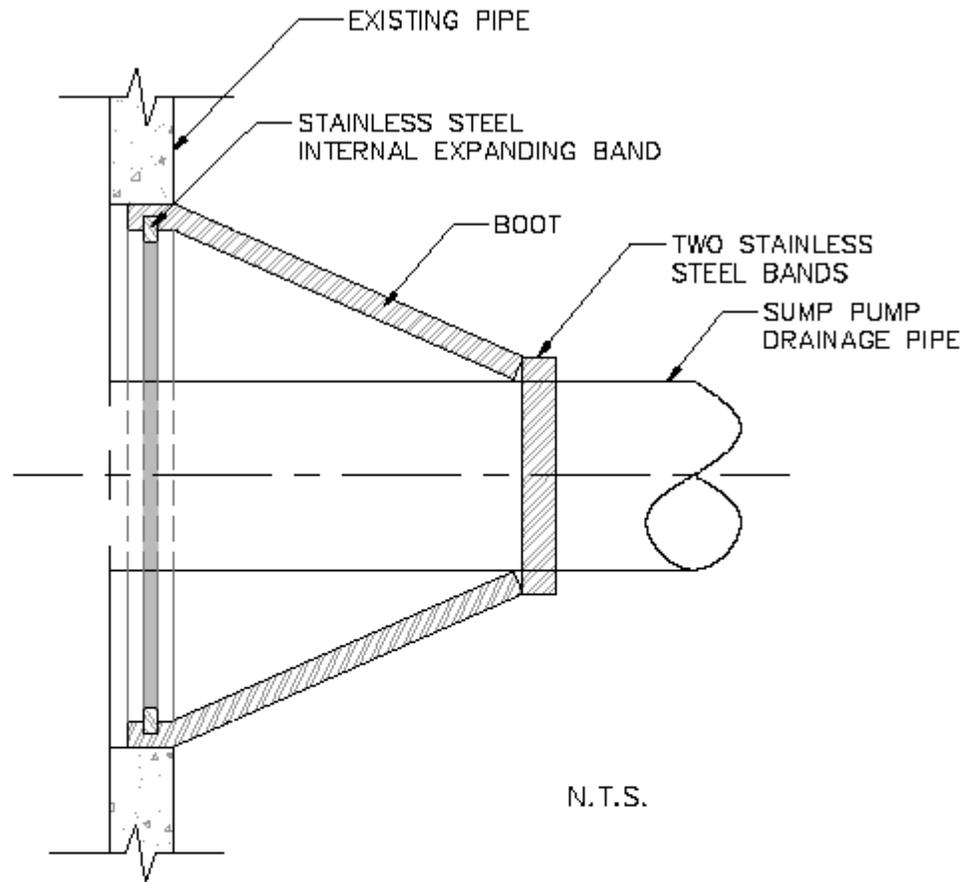
You are. Under City Ordinance 12.16.100, the work to be done under the permit requires the repair/restoration of the right-of-way by a certain, specified date.

7. There’s a floor drain and a laundry tub in my basement adjacent to my sump pump, can I just discharge my sump pump to that?

No. Your floor drain and laundry tub discharge to the City’s sanitary sewer system. Sump pump discharge to the sanitary sewer system is strictly prohibited under City Ordinance 15.12.090.C.

8. I have no idea where I should place my sump pump line in my yard. Can you help?

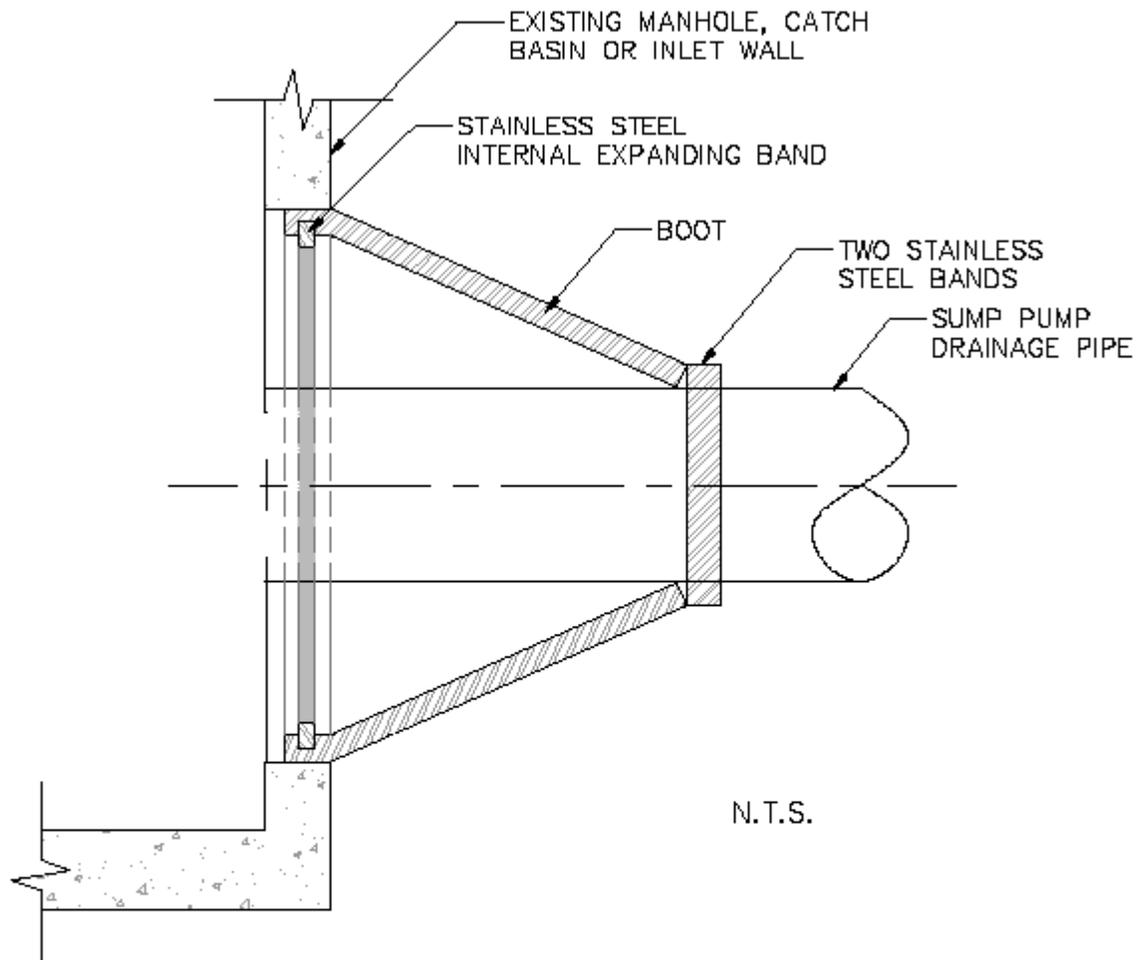
Yes! Contact the City’s Engineering Department at 262-787-3919



NOTE:

1. CORE-DRILL CIRCULAR OPENING FOR BOOT AND PIPE IN EXISTING RCP PIPE WALL.
2. FLEXIBLE RUBBER BOOT SHALL BE USED THAT PROVIDES A WATERTIGHT CONNECTION.
3. CLEAN EXISTING PIPE TO REMOVE ALL DEBRIS LEFT BY CORING.

CONNECTING TO EXISTING RCP PIPE



NOTE:

1. CORE-DRILL CIRCULAR OPENING FOR BOOT AND PIPE IN EXISTING STRUCTURE WALL.
2. FLEXIBLE RUBBER BOOT SHALL BE USED THAT PROVIDES A WATERTIGHT CONNECTION.
3. CLEAN EXISTING STRUCTURE TO REMOVE ALL DEBRIS LEFT BY CORING.

CONNECTING TO EXISTING STRUCTURE