

# RESIDENTIAL SURFACE DRAINAGE PROBLEMS

During a normal rainfall in Brampton, nearly 1,000 litres of water will flow off an average residential roof and through downspouts to the ground below.

Some of this water may be captured with rain barrels and used to support landscape. The remainder should flow away from your home and off your lot without causing any damage. This is called positive drainage.

## WHAT CAUSES RESIDENTIAL SURFACE DRAINAGE PROBLEMS?

- There are a number of things that can cause surface drainage problems on your property. These include poor lot grading or landscaping construction; building a structure within a swale; and improperly located downspouts or drainage pipes directing the rainfall from your home's roof and/or foundation.
- When water does not flow away from your home (positive drainage), it may seriously damage your home's foundation and lead to basement flooding.

## HOW CAN I AVOID DRAINAGE PROBLEMS?

- Your best defence against surface flooding is to ensure your lot is properly graded. (see Lot Grading Maintenance fact sheet for more information)
- Make sure your downspouts and sump pump outlets don't discharge right beside your foundation or onto the property beside you. They should be directed toward a City right-of-way.
- The shallow, sloped channel that runs along or between properties is called a swale. It provides drainage by collecting water and directing it to the City's storm sewer system. Don't change the elevation of a swale or build a permanent structure within it (e.g. storage shed, raised flower bed), since this can restrict or disrupt the overland flow, and may have a serious impact not only on your property drainage but on neighbouring properties as well.

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## I'M HAVING SOME WORK DONE ON MY PROPERTY – WHAT SHOULD I KNOW?

- Before you have your property regraded or landscaped, make sure whoever is doing the work is aware of the overall drainage pattern. Don't alter that pattern without consulting the City of Brampton. Drainage plans may be available to you from the City. Please call 311 to find out what is available in the way of lot drainage plans for your property
- Lot grading on private property is the responsibility of the property owner. The City does not provide funding to rectify private surface drainage problems.
- Typical home insurance doesn't provide coverage for basement flooding related to surface flooding.

## WHAT SHOULD I DO IF MY NEIGHBOUR CAUSES DRAINAGE PROBLEMS ON MY PROPERTY?

- When drainage problem arises between private properties, communication with your neighbour is the best first step. They may not realize there's a problem.
- If you are not sure what is causing the problem, contact a professional engineer, reputable landscaper or foundation drainage expert.
- The City of Brampton offers information and an inspection service to identify potential causes for drainage problems, but does not get involved in resolving disputes between neighbours.