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West Jordan**

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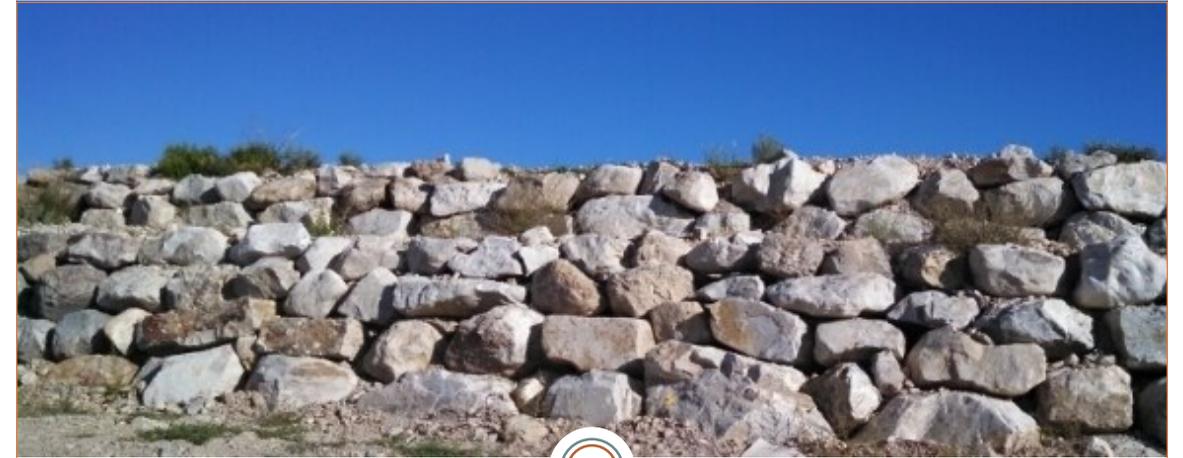
# Flooding Mitigation & Drainage

## A Homeowner's Guide



Cougar Storm Water Detention Basin

**City of West Jordan**



*Did you know that a 100-year storm can happen more than every 100 years?  
It actually has a 1% chance of happening each year.*

The City of West Jordan is no stranger to Utah's "extreme" weather and localized flooding.

There are many ways to prepare for large storms. The information contained here only begins to cover some of the measures you can take to help prevent flooding onto your property or into your home.

These are general suggestions only, and not a complete list of steps a homeowner could take to help safeguard against possible flooding, above or below ground. Consult a professional to assess your property and identify potential areas of risk and to recommend solutions.

It is commonly recognized that weather events can be very localized and sometimes severe. Weather patterns may be changing and no matter what steps we take, Mother Nature doesn't always cooperate.

Whatever the weather event, good planning and thoughtful action can help mitigate damage to your property.

# FLOOD MITIGATION

## A HOMEOWNER'S GUIDE

The following information is intended to help homeowners understand common methods to help prevent flooding to their property and homes.

### Evaluate your property

Is your lot properly graded so that rainwater can run off to a storm sewer conveyance or other approved point of collection that does not create a hazard? The current International Residential Code requires 5% slope (6" fall in the first 10') away from all sides of the home. Make sure there are no low places around your foundation. If you have these issues, fill them in with appropriate material to provide a positive slope away from your home.



A good example of grading away from the home

### Landscaping

This is a personal preference, but when designing your landscaping layout, keep in mind that water runs downhill. Any obstacles you put in its way will divert the flow of drainage to the next lower point. Be smart and keep a clear path in your design so drainage can get to the storm sewer. Trees, bushes and shrubbery can alter drainage paths. Ponds, elevated gardens, berms, even brick paths can interfere with the natural drainage of your property.

### Rain gutters

Make sure to clean rain gutters regularly. Your downspouts should be directed away from your home (extensions may be needed to get drainage far enough away from your foundation).

### Retaining walls

In some cases, a concrete or block retaining wall may be needed to ensure your drainage does not go onto a neighboring property or vice versa. Retaining walls can be very attractive in appearance and enhance your landscaping preference. There are many material options available for construction of retaining walls.

### Driveways, sidewalks, patios and RV pads

Make sure they slope away from the home and to an approved drainage way. Repair cracks in concrete that may allow water to run into your home. There are methods to raise sunken concrete and steps.

Reverse-slope driveways should have a sump or drainage system incorporated in the design to prevent flooding into the garage or home. If your home does not have a working drain system for your reverse-slope driveway, you may want to prepare for big rainfall events by having sandbags or other means of diverting water away from your driveway. A sump pump may be useful as well to pump excess water out of your driveway, window well or basement walk-out.

### Debris

Keep your yard clean and remove any debris that may prevent proper drainage on your property.

### Window wells

Make sure your window wells extend above the grade (minimum of 6" is suggested). Some window wells extend 3 feet away from the foundation (these are typically "egress" wells and are required for sleeping rooms in basements).

If your eaves do not extend far enough to cover the window well, rainwater can get into the well, filling it up and flooding your basement through a window.

Many companies make and sell window



Downspout with an extension

well extensions to raise the height of your well. There are also window well covers available that allow light in but keep water and pests out.

### Leaks

A leak in your foundation wall, a roof, around a window or door, through a worn out (or missing) roof vent flashing or a missing roof vent cap can allow water to enter your home.

### Plumbing leaks

Repair all plumbing leaks quickly. This not only saves water, but can also help prevent costly damage.

### Think of your neighbor

Remember, you cannot drain onto neighboring property. Runoff from your property should go directly toward the approved storm sewer collection inlet. If you have a storm drain inlet on your street, keep it cleared of material that may clog or block it from performing as designed.