

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
_____ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: March 7, 2017 (B of T) Date: March 16, 2017

TITLE: Building Code Amendments - Chapter 150.050 of the Village Code -
(Plumbing)

SUBMITTED BY: Department of Community Development *M*

BACKGROUND/POLICY IMPLICATIONS:

Your Board of Building Appeals (BOBA) transmits for your consideration its recommendation regarding the above-referenced petition. The BOBA recommends that the Village Board approve an ordinance granting approval of text amendments to Title 15, Chapter 150 of the Lombard Village Code relative to plumbing code amendments for WaterSense fixtures and grease traps.

The BOBA recommended approval of this petition by a vote of 5-0 at its February 27, 2017 meeting.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____


Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: March 16, 2017

SUBJECT: **Text Amendments to the Lombard Building Code – Section 150.050 (Plumbing Amendments)**

Please find the following items for Village Board consideration as part of the March 16, 2017 Village Board meeting:

1. Staff memo to BOBA;
2. Board of Building Appeals cover memorandum dated September 7, 2016 pertaining to grease trap requirements;
3. Board of Building Appeals report dated February 27, 2017 noting the final draft code amendments; and
4. An Ordinance granting approval of text amendments to the Building Code pertaining to WaterSense fixtures and grease trap sizing requirements. As a prerequisite to the approval and as required by the Illinois Department of Public Health, the proposed amendments were submitted to and tentatively approved by the state.

The Board of Building Appeals unanimously recommended approval of the amendments at the September 7, 2016 and the February 27, 2017 meetings. Please place this item on the March 16, 2017 Board of Trustees agenda for a first reading.



MEMORANDUM

TO: Board of Building Appeals Members

FROM: Keith N. Steiskal, Building Official

DATE: September 7, 2016

SUBJECT: BUILDING CODE AMENDMENTS – CHAPTER 150.050 OF THE VILLAGE CODE (PLUMBING)

Staff is advancing a few code amendments to the Board of Building Appeals pertaining to requisite plumbing fixtures. These amendments pertain to Water Sense fixtures, which were discussed and supported at the last BOBA meeting as well as new provisions pertaining to restaurant grease trap sizing.

For reference purposes, the proposed amendments are to address interpretations set forth by the Illinois Department of Public Health (IDPH) as it pertains to the State Plumbing Code as well as our past and ongoing engagement with the Glenbard Wastewater Authority (GWA) pertaining to the governance of the Fats, Oils and Grease (FOG) program. The state previously issued an opinion that only the State, through the IDPH, can promulgate rules pertaining to plumbing and that municipalities cannot adopt any provisions that are either more or less restrictive than their regulations. If amendments are sought, they must be approved by the IDPH and they would only be approved based upon documentation and evidence that states that the provisions are of general applicability and not for specific municipalities.

Attached are the proposed amendments to the Illinois Plumbing Code.


ACTION REQUESTED

Staff seeks the input regarding the proposed amendments at the scheduled BOBA meeting and recommends approval of the amendments to Chapter 150.050 as it pertaining to the plumbing code provisions. Should such language be supported, staff will transmit the draft language to the State Department of Public Health for their concurrence and approval. Upon receiving their approval, staff will then transmit the amendment to the Village Board for final consideration and adoption.



MEMORANDUM

TO: Board of Building Appeals Members

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: February 27, 2017

SUBJECT: **BUILDING CODE AMENDMENTS – CHAPTER 150.050 OF THE VILLAGE CODE (PLUMBING) - REVISED**

In yesterday's BOBA packet, draft language was offered relative to WaterSense fixtures. In further review of the language by staff and in consultation with the Illinois Department of Public Health (IDPH), the IDPH offered further modifications to our local amendments as part of their requisite review. Specifically, in lieu of having a WaterSense fixture table included within our local ordinances, IDPH recommended adoption of the State provisions by reference. Such approaches can eliminate the need for further local text amendments and can minimize confusion amongst architects and plumbers.

Please substitute the language offered below and in the attached draft ordinance.

Staff will discuss this item at the February 27, 2017 meeting.

§ 150.050 - Adoption by reference; amendments.

- (A) The Illinois State Plumbing Code. There is hereby adopted a certain code known as the "Illinois State Plumbing Code, latest edition as adopted by the Illinois Department of Health, for the purpose of prescribing regulations for plumbing fixtures, materials, and design and installation methods as minimum standards for plumbing in the Village of Lombard. Said "Illinois State Plumbing Code, latest edition" is hereby adopted by reference in its entirety, subject to those sections not adopted or amended pursuant to the provisions herein stated below of the Lombard Municipal Code.

Page 7 Appendix A Table A (Water Service)

Eliminate all material except: Type K copper

Ductile Iron

Page J 2 Section 890.1320 A 12 foot "suds zone" shall be installed at all commercial/multi-family buildings where a laundry stack is present. Suds zone shall tie in a minimum of 12 foot from closest fixture.

~~Page I-14 890.1190 B Insert: EMT conduit for the water meter remote reader to be installed by contractor at time of rough inspection. The remote reader wires to be installed in the EMT conduit flush to the outside wall and within one foot of the water meter.~~

Section 890. Appendix A Approved Materials for Building Sewer. The approved materials are the following items: 3) Cast Iron Soil 7) Polyvinyl Chloride (PVC) Pipe Specifically: SDR 26 PVC (Green, AWWA C900 (Blue), ASTM D2241 (White) 12) Identification of Piping Systems

Delete items: 1, 2, 4, 5, 6, 8, 9, 10, and 11

Amends Section 890. Appendix A. Table A of the ILPC

Pursuant to 17 Ill. Admin Code 3730.307(c)(4) and subject to the Illinois Plumbing Code (77 Ill. Adm. Code 890) and the Lawn Irrigation Contractor and Lawn Sprinkler System Registration Code (77 Ill Adm. Code 892), all new and replacement plumbing fixtures and irrigation controllers installed after the effective date of this ordinance shall bear the WaterSense label (as designated by the U.S. Environmental Protection Agency WaterSense Program), when such labeled fixtures are available.

- a. All grease interceptors shall be sized based on one hundred (100) percent of the connected fixtures' liquid-holding capacity. To determine the liquid holding capacity of the connected fixtures, the fixture basin length is multiplied by the width then by the height in inches, then divided by 231, then divided by a 1-minute drain time. When two or more sinks or receptacles are connected to an interceptor the liquid-holding capacity shall be based on the combined volume of all the fixtures served as calculated above in addition to the flow rate of other fixture types per Section 890.TABLE R of the Illinois Plumbing Code as modified below multiplied by a one-minute drain time. For the purpose of sizing a hydro mechanical grease interceptor the resulting units are taken as gallons per minute, and for the purpose of sizing a gravity grease interceptor, as gallons.

All hydro mechanical grease interceptors shall bear a permanently affixed nameplate issued by a testing laboratory acceptable to the authority having jurisdiction which shall serve as the manufacturer's certification that the interceptor has been tested and certified for the specified flow rate. The nameplate shall be permanently marked with the manufacturer's name, the flow rate in gallons per minute, the grease capacity in pounds or the actual retained grease at breakdown, and the inlet and outlet sizes.

This code shall not prohibit the installation of two grease interceptors installed in a parallel system as long as each interceptor is properly sized as required in Section 890.510 a)2)i) for the connected fixture holding capacity.

Each FSE shall have a control manhole or sampling chamber installed and located at a point downstream of the GRS.

All kitchen drains and any other drains that may carry grease-laden waste shall be connected to this GRS, this includes but is not limited to; vegetable sinks, prep sinks, pre-rinse sinks, wok lines hand sinks, mop basins, floor drains, and bar sinks. No domestic sewage shall be routed to the GRS.

If a Commercial Dishwasher is to be connected to a grease interceptor, it must either be a separate grease interceptor with no other fixture connected to it and sized for the dishwasher, or a grease interceptor that is 500 gallons or larger.

The Illinois Plumbing Code Section 890.510(a)(3) prohibits an interceptor from accepting waste from a food waste disposal, therefore, food waste disposals are prohibited from being installed in FSE's as all fixtures and drains that may waste fats, oils, and grease must be connected to an interceptor.

ACTION REQUESTED

Staff seeks the input and approval from BOBA regarding the proposed language changes to the Plumbing Code amendments as suggested by the Illinois Department of Public Health.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL OF TEXT AMENDMENTS TO TITLE 15,
CHAPTER 150 OF THE LOMBARD VILLAGE CODE
RELATIVE TO PLUMBING CODE AMENDMENTS**

WHEREAS, the Village of Lombard maintains a Building Code which is found in Title 15, Chapter 150 of the Lombard Code; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Building Code and make necessary changes to reflect local and state amendments pertaining to proper grease trap and fixture sizing requirements; and,

WHEREAS, a review of the Building Code has been conducted by the Village of Lombard Board of Building Appeals on September 7, 2016 and February 27, 2017, and,

WHEREAS, the Board of Building Appeals has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Title 15, Chapter 150 of the Lombard Village Code is hereby amended as follows with text amendments in **bold and underline** and deletions denoted by ~~strikethrough~~:

§ 150.050 - Adoption by reference; amendments.

- (A) The Illinois State Plumbing Code. There is hereby adopted a certain code known as the "Illinois State Plumbing Code, latest edition as adopted by the Illinois Department of Health, for the purpose of prescribing regulations for plumbing fixtures, materials, and design and installation methods as minimum standards for plumbing in the Village of Lombard. Said "Illinois State Plumbing Code, latest edition" is hereby adopted by reference in its entirety, subject to those sections not adopted or amended pursuant to the provisions herein stated below of the Lombard Municipal Code.

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SECTION 2: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2017.

First reading waived by action of the Board of Trustees this ____ day of _____, 2017.

Passed on second reading this ____ day of _____, 2017 pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____, day of _____, 2017.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published by me in pamphlet form this ____ day of _____, 2017.

Sharon Kuderna, Village Clerk