

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


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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : December 6, 2022 **(BOT) Date:** December 15, 2022

SUBJECT: Text Amendments to Sections 150.050 of the Village Code: Floor
Drain Requirement Provisions

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

The Board of Building Appeals (BOBA), members considered the amendments to Section 150.050 as it pertained to floor drain requirement provisions. Staff found that the Code, which is adopted by reference as part of the Village Code, did not have a provision for requiring a floor drain for any location in which washing machines are above a finished space. Such floor drains are frequently placed in such areas as it can minimize impacts to ceiling space below the washing machine if it were to leak. These drains are commonly placed in residences, but the Code did not specifically require it, so it is being added to the local provisions.

Please place this item on the December 15, 2022 Village Board agenda for consideration and approval, with a BOBA recommendation of approval of the proposed amendments.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ 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

THROUGH: William J. Heniff, AICP, Director of Community Development *WJH*

FROM: Keith N. Steiskal, Building & Code Enforcement Director *KS*

MEETING DATE: December 15, 2022

SUBJECT: **Text Amendments to Section 150.050 of the Village Code: Floor Drain Requirement provisions**

At the November 9, 2022 Special Meeting of the Board of Building Appeals (BOBA), the members considered the amendments to Section 150.050 pertaining to floor drains.

In review of the Illinois State Plumbing Code, staff found that the Code, which is adopted by reference as part of the Village Code, did not have a provision for requiring a floor drain for any location in which washing machines are above a finished space. Such floor drains are frequently placed in such areas as it can minimize impacts to ceiling space below the washing machine if it were to leak. These drains are commonly placed in residences, but the Code did not specifically require it, so it is being added to the local provisions.

The BOBA members unanimously supported the proposed amendments as proposed by staff and as set forth in the attached draft Ordinance.

ACTION REQUESTED

Please place this item on the December 15, 2022 Village Board agenda for consideration and approval, with a BOBA recommendation of approval of the proposed amendments.

ORDINANCE NO. _____

AN ORDINANCE GRANTING APPROVAL OF TEXT AMENDMENTS
TO TITLE 15, CHAPTER 150, SECTION 150.050
OF THE LOMBARD VILLAGE CODE

(Floor Drain Below Washing Machines)

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

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Building Code and make necessary changes; and,

WHEREAS, a review of the Building Code has been conducted by the Village of Lombard Board of Building Appeals on November 9, 2022; 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; and,

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, Section 150.050 of the Lombard Village Code shall hereby be amended as follows with text amendments in **bold and underline** and deletions denoted by ~~strikethrough~~:

ARTICLE VI. - ILLINOIS STATE PLUMBING CODE
§ 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

Ordinance No. _____

Re: Chapter 150.050

Page 2

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.

All rooms containing a washing machine located above finished space shall contain a floor drain.

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

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

Passed on first reading this ____ day of _____, 2022.

First reading waived by action of the Board of Trustees this ____ day of _____, 2022.

Passed on second reading this ____ day of _____, 2023.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2023.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this ____ day _____, 2023.

Elizabeth Brezinski, Village Clerk