

AN ORDINANCE
ADOPTING THE STATE OF ILLINOIS PLUMBING CODE AS THE
PLUMBING CODE OF THE CITY OF ELGIN

WHEREAS, the City of Elgin is a home rule unit pursuant to the Constitution of the State of Illinois and, as a home rule unit, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the regulation of plumbing systems, materials and equipment utilized in building and construction activities within the City relates to the public health, safety and welfare, and pertains to the government and affairs of the City.

WHEREAS, the State of Illinois, through the Department of Public Health, has adopted a set of statewide plumbing laws that include the Illinois Plumbing License Law, 225 ILCS 320 et seq.; the Illinois Plumbing Licensing Code, 68 Ill. Adm. Code 750; the State of Illinois Plumbing Code, 77 Ill. Adm. Code 890; the Illinois Lawn Irrigation Contractor and Lawn Sprinkler Registration Code, 77 Ill. Adm. Code 892; and the Illinois Plumbing Contractor Registration Code, 77 Ill. Adm. Code 894.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELGIN, ILLINOIS:

Section 1. That Chapter 16.20 entitled "Plumbing Code" of the Elgin Municipal Code, be and is hereby repealed.

Section 2. That Chapter 16.20 entitled "Plumbing Code" be and is hereby added to the Elgin Municipal Code, to read as follows:

"Chapter 16.20
PLUMBING CODE

Sections:

- | | |
|------------|---|
| 16.20.010 | Short Title. |
| 16.20.020 | Adopted. |
| 16.20.030 | Permits, fees and inspections. |
| 16.20.040 | Definitions. |
| 16.20.050 | Street work permit. |
| 16.20.060 | State of Illinois Plumbing Code Amendments. |
| 16.20.070 | Gas Piping and Appliances. |
| 16.20.080 | Conflicts with other provisions. |
| 16.20.010: | SHORT TITLE. |

The ordinance codified in this chapter shall be known and cited as the Plumbing Code for the City of Elgin and will be referred to in this chapter as “this code.”

16.20.020: ADOPTED.

The regulations of the State of Illinois Plumbing Code, 77 Ill. Adm. Code 890.110 *et seq.*, as amended, published by the Illinois Department of Public Health, are adopted as the regulations governing the practice of plumbing in the city with such amendments as are hereinafter set forth in this chapter 16.20, except as such matters as are otherwise provided for in other ordinances or statutes. Unless specifically approved in the State of Illinois Plumbing Code, a product or device approved by the state does not automatically become approved in the City of Elgin, and any such product or device is required to go through the City’s local approval process.

All plumbing for new construction is required to conform to the most current version of the State of Illinois Plumbing Code, as amended by this Chapter 16.20 of the Elgin Municipal Code,.

16.20.030: PERMITS, FEES AND INSPECTIONS.

A plumbing permit is required for all new plumbing work, including, but not limited to, repiping and the replacement of water heaters and installation and/or repiping of water softeners. Permit fees shall be in accordance with Chapter 16.48 of the Elgin Municipal Code, 1976, as amended. Inspections are required prior to concealing any work, underground or within the walls or ceilings, and a final inspection is required prior to occupancy or re-occupancy.

The Illinois Plumbing License Law 225 ILCS 320/18 establishes the minimum requirements for the issuance of a permit for the installation and or repair of plumbing, except that the City may only issue a permit to the owner occupant of a single-family residence where the plumbing work is proposed without requiring a valid plumbing license in so long as the owner occupant has also lived at the residence for at least six months and provides evidence of same.

In addition to those requirements of the Illinois Plumbing License Law 225 ILCS 320/37, the letter of intent shall include the following information: a copy of the plumber of record’s current 058 license or journeyman license, the plumber of record’s phone number and email address, a clearly defined scope of work to be performed, and a list of plumbing subcontractors, if applicable.

16.20.040: DEFINITIONS.

The following words and phrases used in this code shall have and include the several meanings given in this section:

BUILDING OFFICIAL: The director of the Community Development Department or his designated appointee.

HEALTH DEPARTMENT: The health division of the Neighborhood Services Department.

LICENSED PLUMBING CONTRACTOR: A person who has a certificate of registration in effect that has been issued in accordance with the State of Illinois Plumbing License Law, 225 ILCS

320/0.01 *et seq.*, and Chapter 16.02 of the Elgin Municipal Code, 1976, as amended, and who is engaged in the business of plumbing as a sole proprietorship or as an officer of a firm, partnership, corporation or company.

PLUMBING INSPECTOR: Such person duly licensed by the State of Illinois as a licensed plumber and appointed as an agent of the building official and authorized by the building official to enforce the provisions of this code and other city ordinances.

PRIVATE STORM WATER DISPOSAL SYSTEM: The system of pipes, catch basins, dry wells, foundation and drain appurtenances intercepting surface water and underground storm water not discharging into the public right of way.

WATER DISTRIBUTION PIPING: All piping from the water meter location and terminating at the fixture (e.g., tub faucet, sink faucet, toilet, etc.).

16.20.050: STREET WORK PERMIT.

In addition to any permits required under this chapter, a street work permit shall be obtained from the City's engineering division. Further, any liability insurance required as a condition to the issuance of such a permit shall be filed with the City for any work performed in the public right of way.

16.20.060: STATE OF ILLINOIS PLUMBING CODE AMENDMENTS.

The following provisions of the State of Illinois Plumbing Code shall be amended and revised as follows:

Section 890.320 Type of Joints shall be amended to read as follows:

Subsection (k) Bituminized Fiber Pipe Joints, is deleted in its entirety.

Subsection (l)(2) Joints and Fittings in Plastic Pipe for potable water service, is amended as follows:

Subsections (l)(2)(A), (l)(2)(B) and (l)(2)(C), inclusive, are deleted in their entirety.

Section 890.340 Use of Joints, subsection (h), shall be amended to read as follows:

Building Sewer Connections. An elastomeric coupling seal conforming to ASTM C 425 (1988), ASTM C 443 (1985), ASTM C 564 (1988), ASTM D 4161 (1986), ASTM F 477 (1985), or ASTM D 3139 (1989), ASTM D 3212 (1989), or ASTM D 412 (1980) tests may be used to adapt any two (2) building sewer pipes for different materials or size changes. The flexible couplings shall be attached to the pipe with stainless steel clamps or bolts. All coupling shall be of the no-shear type for repairs to existing sewers. The manufacturer's recommended method of installation shall be followed.

Section 890.420 Pipe Cleanouts, subsection (a)(4) shall be amended to read as follows:

A full size cleanout shall be located within five (5) feet of the building foundation, inside and outside in direct line with the building drain and sewer. The outside cleanout shall terminate level with finished grade.

In new, multi-story commercial buildings, cleanouts shall extend up to and be accessible from the floor level of the plumbing fixtures they are serving.

Section 890.510 Grease Interceptor Requirements, subsection (a)(3) shall be amended to read as follows:

No grease interceptor shall receive the discharge from a food waste disposal or a commercial dishwashing machine.

Section 890.630 Installation, shall be amended to add subsection (j) to read as follows:

Plumbing fixtures or faucets attached to a wall or protruding through a wall shall be made watertight by either caulking or a factory supplied gasket where they contact a wall surface.

Section 890.1110 Quality of Water Supply, shall be amended to add subsection (a) to read as follows:

a) Backflow protection required by the City of Elgin:

- 1) In all new commercial and industrial construction, each domestic water service shall have a Reduced Pressure Principle Backflow Preventer Assembly (RPZ) installed directly after the city water meter and on the meter by-pass (if by-pass is required).
- 2) On any remodeling of a commercial or industrial building where a plumbing permit is required, each domestic water service shall have a Reduced Pressure Backflow Preventer Assembly (RPZ) installed directly after the city water meter and on the meter by-pass (if by-pass is required).
- 3) Businesses dispensing food or beverages will be required to have a Dual Check Valve (DuC) on each piece of equipment that is supplied with water if that equipment does not have a proper air gap per the State of Illinois Plumbing Code.
- 4) All residential boilers will be required to have a Dual Check Valve (DuC) at its point of connection to the domestic water supply.
- 5) Commercial and industrial boilers, heat exchangers and cooling towers will be required to have a Reduced Pressure Principle Backflow Preventer Assembly (RPZ) at their point of connection to the domestic water supply.

- 6) All manufacturing equipment installed to the domestic water supply will be required to be inspected to see if backflow protection is required either by city ordinance, EPA regulations or the State of Illinois Plumbing Code.

Section 890.1190 Water Supply Control Valves and Meter, subsection (a) shall be amended to read as follows:

A full-port shut-off valve shall be located near the curb or property line.

Section 890.1190 Water Supply Control Valves and Meter, subsection (b) shall be amended to read as follows:

The utility meter must be installed inside the building, with the exception of landscaping systems. Full Port Ball Valves shall be installed on the inlet and outlet side of the water meter. All meters shall be provided with a drip valve installed between the meter discharge and the shut-off valve. All meters three inches (3") and larger will be required to have a by-pass, at least fifty percent (50%) the size of the meter, installed around the meter with a locking type ball valve installed on it. The locking valve will be on the inlet side of any devices installed on the by-pass. If a RPZ is required on the building service the by-pass will tie back in on the building side of the RPZ and will have a RPZ installed on the by-pass. All meter installations of 3 inch and larger shall be required to install a mega lug flange on the outlet side of the meter for meter serviceability.

Section 890.1200 Water Service Sizing, subsection (a), shall be amended to read as follows:

Water Service Pipe Sizing. The water service pipe from the street main (including the tap) to the water distribution system for the building shall be sized in accordance with Appendix A, Tables M, N, O, P and Q. Water service pipe and fittings shall be at least one (1) inch nominal diameter I.D. Type K copper. If flushometers or other devices requiring a high rate of water flow are used, the water service pipe shall be designed and installed to provide this additional flow.

Section 890.1200 Water Service Sizing, shall be amended to add subsection (d) to read as follows:

d) Separate Water Services.

- 1) Separate water services shall be required from the street main for each residential unit that will be separately metered.
- 2) Any services run through a porch box must be either sleeved with ductile iron sealed (watertight) sleeve or the porch box backfilled with washed gravel.

Section 890.1220 Hot Water Supply and Distribution, shall be amended to add subsection (a)(.01), to precede subsection (a)(1) and to read as follows:

Rigid piping is required on the water inlet and discharge piping from at water heater. Additionally, the gas supply piping at the water heater is required to be rigid piping. Flexible pipe connections for both water as well as gas piping are prohibited

Section 890.1220 Hot Water Supply and Distribution, shall be amended to add subsection (a)(.02), to precede subsection (a)(1) and to read as follows:

Any water heater with an input rating greater than 50,000 BTU will require a properly sized and approved expansion tank located in the water heater's cold water supply, with no shut-off valve between the heater and expansion tank.

Section 890.1220(a)(9)(A) Point-of-Use Water Heaters, shall be amended to read as follows:

Non-storage and non-pressurized units intended to deliver water temperatures exceeding 110 degrees Fahrenheit, or with no mechanical or electrical temperature limiting device, shall have the faucet located at least 3 inches from the 110 degrees Fahrenheit hot water or cold water faucet. Faucet outlets shall have labels clearly and conspicuously indicating extremely hot water.

Section 890.1360 Sanitary Wastes Below Sewer, subsection (a) shall be amended to read as follows:

Sanitary wastes which cannot be discharged by gravity flow shall be discharged into a gas-tight, covered and vented sump from which the waste shall be lifted and discharged into a sanitary waste drain by automatic pumping equipment. The discharge from all plumbing fixtures and floor drains below the rim elevation of the nearest downstream manhole shall be lifted and discharged by automatic pumping equipment into the sanitary waste.

Section 890.1360 Sanitary Wastes Below Sewer, subsection (b) shall be amended to read as follows:

Design. Sump and pumping equipment shall be designed and installed to discharge, during the pumping cycle, all contents accumulated in the sump except for sump contents that must remain in the sump for the continued proper operation of the pumping equipment (e.g., contents needed to submerge or prime the pump) according to the manufacturer's recommendations. Sump pits shall be a minimum of eighteen (18) inches in diameter and a minimum of thirty (30) inches in depth. An ejector pump with a minimum two (2) inch discharge shall be installed in all pits discharging into the sanitary system.

Section 890.1360 Sanitary Wastes Below Sewer, subsection (e) shall be amended to read as follows:

Vent Sizes. Building sump vents shall be sized in accordance with Appendix A: Table K, but shall be a minimum of two (2") inches.

Section 890.1380 Storm Water Drainage Within a Building, shall be amended to read as follows:

Any piping installed within a building for the purpose of carrying storm water from a roof and connected to a building drain or building sewer shall comply with the requirements of Appendix A. Table A (Approved Building Drainage/Vent Pipe) and Sections 890.910 through 890.930, as well as Chapter 16.22 of the Elgin Municipal Code, 1976, as amended, entitled “Storm Drainage Code”.

Section 890.1420 Stack Vents, Vent Stacks, Main Vents, shall be amended to add subsection (d), to read as follows:

d) Building Sump Vent Sizes. Building Sub-drain Sump Vent Sizes shall be sized in accordance with Appendix A: Table K, but shall be a minimum of two inches (2”).

Section 890.1430 Vent Terminals, subsection (g), shall be amended to read as follows:

Vent Terminal Size. Each vent extension through the roof shall be a minimum of four inches (4”) in diameter and no smaller than the vent in which it terminates. Vent terminals shall not be screened.

Section 890 Appendix A – Plumbing Materials, Equipment, Use Restrictions and Applicable Standards, shall be amended as follows:

Table A – Approved Building Drainage/Vent Pipe, the following items shall be deleted in their entirety:

1) Acrylonitrile Butadiene Styrene (ABS) Pipe

Table A – Approved Building Drainage/Vent Pipe, Agency Notes, the following agency note shall be amended to read as follows:

Agency Note 4: PVC pipe with cellular core is approved only for gravity drainage and venting above ground. It is not approved for pressurized drain, waste or venting applications.

Table A – Approved Materials for Building Sewer, the following items shall be deleted in their entirety:

2) Asbestos Cement Pipe

5) Concrete Pipe

Table A – Approved Materials for Water Service Pipe, the following items shall be deleted in their entirety:

- 1) Acrylonitrile Butadiene Styrene (ABS) Pipe
- 2) Brass Pipe
- 4) Chlorinated Polyvinyl Chloride (CPVC) Pipe
- 7) Galvanized Steel Pipe
- 8) Poly Butylene (PB) Pipe
- 9) Polyethylene (PE) Pipe
- 10) Polyethylene (PE) Tubing
- 11) Polypropylene Pipe
- 12) Polyvinyl Chloride (PVC) Pipe

Table A – Approved Materials for Water Distribution Pipe, the following items shall be deleted in their entirety:

- 2) Chlorinated Polyvinyl Chloride (CPVC) Pipe
- 5) Cross Linked Polyethylene
- 7) Poly Butylene (PB) Pipe/Tubing
- 8) Polypropylene Pipe
- 9) Polyvinyl Chloride (PVC) Pipe

Table A – Approved Materials for Water Distribution Pipe, subsection (4) shall be amended to read as follows:

- 4) Copper/Copper Alloy Tubing², ASTM B 88-2009 (Commercial applications shall be required to use Type L or K copper tubing. Type M copper tubing shall not be used in commercial applications.)

Table A – Approved Materials for Water Distribution Pipe, item (11) shall be amended to read as follows:

- 11) Welded Copper Water Tube², ASTM B447-2012a Type WK, WL and WM. (Type WM shall be used in residential only.)

Table A – Approved Materials and Standards for Plumbing Fixtures and Fixture Fittings, the following item should be amended as follows:

5) Fittings:

Plumbing Fixture Fittings

(Water stop valve bodies shall be constructed of brass, stainless steel,
Or other metallic material as approved by the Building Official).

16.20.070: GAS PIPING AND APPLIANCES.

The City's rules and regulations for the installation, repair and alteration of low pressure gas piping and appliances are set forth in Chapter 16.32 of the Elgin Municipal Code.

16.20.080: CONFLICTS WITH OTHER PROVISIONS.

When a provision of this chapter conflicts with any other provision of the Elgin Municipal Code regulating the same subject matter, either as presently adopted or to be adopted or amended in the future, the more stringent or restrictive provision shall apply."

Section 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance be and are hereby repealed.

Section 4. That this ordinance shall be in full force and effect immediately after its passage in the manner provided by law."

s/ David J. Kaptain

David J. Kaptain, Mayor

Presented: March 26, 2025

Passed: March 26, 2025

Omnibus Vote: Yeas: 9 Nays: 0

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Attest:

s/ Kimberly Dewis

Kimberly Dewis, City Clerk