

AN ORDINANCE  
ADOPTING CHAPTER 11 AND APPENDIX B OF THE  
INTERNATIONAL PLUMBING CODE 2021 AS THE  
BUILDING STORM WATER DRAINAGE CODE FOR 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 materials, design, construction and installation of storm water drainage utilized in relation to 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.

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

Section 1. That Chapter 16.21 entitled “Building Storm Water Drainage Code” of the Elgin Municipal Code be and is hereby repealed.

Section 2. That Chapter 16.21 entitled “Building Storm Water Drainage Code” be and is hereby added to the Elgin Municipal Code, to read as follows:

"Chapter 16.21  
BUILDING STORM WATER DRAINAGE CODE

Sections:

- 16.21.010 Short Title.
- 16.21.020 Adopted.
- 16.21.030 Additions, Insertions, and Changes.
- 16.21.040 Conflicts with other provisions.

16.21.010: SHORT TITLE.

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

16.21.020: ADOPTED.

That those portions of a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Elgin, being marked and designated as Chapter 11 and Appendix B of the *International Plumbing Code 2021*, as published by the International Code Council, be and are hereby adopted as and shall be known as the Building Storm Water Drainage Code of the City of Elgin for establishing the minimum regulations governing the materials, design, construction, and

installation of storm drainage in buildings and structures within the City of Elgin; and each and all of the regulations, provisions, penalties, conditions and terms of said Chapter 11 and Appendix B of the *International Plumbing Code 2021* are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes prescribed in this chapter.

16.21.030 ADDITIONS, INSERTIONS, AND CHANGES.

Chapter 11 and Appendix B of the *International Plumbing Code 2021* are amended and revised in the following respects:

Section 1101.4 Tests, shall be amended to read as follows:

The conductors and the building storm drain shall be tested in accordance with Sections 890.1920 and 890.1930 of the State of Illinois Plumbing Code, as adopted by Chapter 16.20 of the Elgin Municipal Code.

Section 1101.6 Fittings and connections, shall be amended to read as follows:

All connections and changes in direction of the storm drainage system shall be made with approved drainage-type fittings in accordance with Sections 890.1320 (i), 890.1320 (j) and 890.1320 (k) of the State of Illinois Plumbing Code, as adopted by Chapter 16.20 of the Elgin Municipal Code. The fittings shall not obstruct or retard flow in the system.

Section 1101.8 Cleanouts required, shall be amended to read as follows:

Cleanouts shall be installed in the storm drainage system and shall comply with the provisions of Section 890.420 of the State of Illinois Plumbing Code, as adopted and amended by Chapter 16.20 of the Elgin Municipal Code, for sanitary drainage pipe cleanouts.

Section 1101.9 Backwater valves, shall be amended to read as follows:

Storm drainage systems shall be provided with backwater valves as required for sanitary drainage systems in accordance with Section 890.1320(o) of the State of Illinois Plumbing Code, as adopted by Chapter 16.20 of the Elgin Municipal Code.

Section 1102.2 Inside storm drainage conductors, shall be amended to read as follows:

Inside storm drainage conductors installed above ground shall conform to one of the standards listed in Appendix A, Table A, Approved Building Drainage/Vent Pipe (amended) of the State of Illinois Plumbing Code, as adopted and amended by Chapter 16.20 of the Elgin Municipal Code.

Section 1102.3 Underground building storm drain pipe, shall be amended to read as follows:

Under-ground building storm drain pipe shall conform to one of the standards listed in Appendix A, Table A, Approved Building Drainage/Vent Pipe (amended) of the State of Illinois Plumbing Code, as adopted and amended by Chapter 16.20 of the Elgin Municipal Code.

Section 1102.4 Building storm sewer pipe, shall be amended to read as follows:

Building storm sewer pipe shall conform to one of the standards listed in Appendix A, Table A, Approved Building Drainage/Vent Pipe (amended) of the State of Illinois Plumbing Code, as adopted and amended by Chapter 16.20 of the Elgin Municipal Code.

Section 1102.7 Fittings, shall be amended to read as follows:

Pipe fittings shall be approved for installation with the pipe material installed, and shall conform to the respective pipe standards or one of the standards listed in Appendix A, Table A, Approved Building Drainage/Vent Pipe (amended) of the State of Illinois Plumbing Code, as adopted and amended by Chapter 16.20 of the Elgin Municipal Code. The fittings shall not have ledges, shoulders, or reductions capable of retarding or obstructing flow in the piping. Threaded drainage pipe fittings shall be of the recessed drainage type.

Section 1113.1.2 Sump Pits, shall be amended to read as follows:

The sump pits shall not be less than 18 inches in diameter and 30 inches deep, unless otherwise approved. The pit shall be accessible and located such that all drainage flows into the pit by gravity. The sump pit shall be constructed of tile, steel, plastic, cast iron, concrete or other approved material, with a removal cover adequate to support anticipated loads in the area of use. The pit floor shall be solid and provide permanent support for the pump (see Section 890. Appendix J, Illustration K of the State of Illinois Plumbing Code, as adopted by Chapter 16.20 of the Elgin Municipal Code, for piping layout).

- 1) A 1" air gap is required for sump pump discharge into storm sewers.
- 2) Sump pits (sub soil storm water drainage) are required to be vented with a 2" minimum sized vent connecting to the radon reduction system.
- 3) All horizontal runs of the primary storm drainage piping above grade, including drain heads and roof pans, shall be insulated with ½" fiberglass insulation.

#### 16.21.040 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  
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David J. Kaptain, Mayor

Presented: March 26, 2025  
Passed: March 26, 2025  
Omnibus Vote: Yeas: 9 Nays: 0  
Recorded: March 26, 2025  
Published: March 26, 2025

Attest:

s/ Kimberly Dewis  
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Kimberly Dewis, City Clerk