

ORDINANCE NO. 161

**AN ORDINANCE REQUIRING NEW WAREHOUSES
TO ESTABLISH AND TO MAINTAIN DEDICATED WATER TANKS**

WHEREAS, Mitchell Public Water District is a Public Water District in the State of Illinois and the County of Madison, established per 70 ILCS 3705/0.01 et seq.; and

WHEREAS, the Northeast portion of the Mitchell Public Water District includes approximately thirty (30) warehouses, each of which is believed to include a dedicated fire suppression system; and

WHEREAS, the existing warehouses in Mitchell Public Water District routinely test those fire suppression systems, causing water pressure to fall in the Mitchell Public Water District system; and

WHEREAS, Mitchell Public Water District is advised that operating or testing a fire suppression sprinkler system of more than twenty (20) sprinkler heads can sufficiently reduce water pressure in the District lines so as to risk damage to the line, and further risk leaving insufficient water pressure for municipal firefighting agencies; and

WHEREAS, regulatory agencies such as OSHA, per 29 CFR 1910.159(c)(4), require many employers to install and maintain fire suppression sprinkler systems with auxiliary water supplies for fire suppression systems with over twenty sprinkler heads; and

WHEREAS, commercial fire suppression sprinklers are typically designed to extinguish a fire in an area of between 130 to 200 square feet per sprinkler head; and

WHEREAS, local building and local zoning codes commonly require new commercial buildings to install fire sprinkler systems in buildings over 5,000 square feet; and

WHEREAS, newer commercial warehouses in the Mitchell Public Water District routinely exceed 5,000 square feet in size, and therefore their fire suppression systems contain over

twenty (20) sprinkler heads; and

WHEREAS, Mitchell Public Water District is advised firefighting pressure in warehouse should ideally be maintained at 1,000 gallons per minute, for a time period sufficient to extinguish a fire and help prevent rekindling; and

WHEREAS, 35 Illinois Administrative Code 604.1300 (a), states water storage facilities must have sufficient capacity to meet fire flow demands where fire protection is provided; and

WHEREAS, the Mitchell Public Water District Board finds new commercial and warehouse structures in the District exceeding 5,000 square feet, should have a dedicated water tank of sufficient size to meet fire flow demands.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Board of Trustees of the Mitchell Public Water District, located within the County of Madison and State of Illinois, as follows.

1. Throughout this Ordinance, the term “warehouse”, refers to and includes any commercial structure that exceeds 5,000 square feet of nonresidential, enclosed space, and holds or stores goods. “Warehouses” include but are not limited to, storage, order fulfillment, delivery, and logistics facilities.
2. Any new warehouse, which begins original construction or expansion after August 1, 2024, shall install and maintain a water tank on the premises for the dedicated purpose of maintaining water pressure sufficient to operate all fire suppression systems on the premises.
3. Mitchell Public Water District shall not contract to sell water service to the contractor, occupant, owner, operator, or developer of a warehouse location which begins original construction or expansion after August 1, 2024, until the General Manager of Mitchell

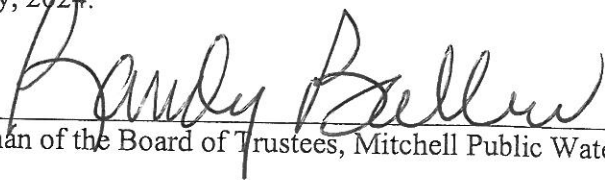
Public Water District approves the size of the dedicated water tank, and the delivery system of the water contained in the tank, to the fire suppression system on the premises. Further, said dedicated water storage tank shall be sized, equipped, plumbed, and installed, so as to maintain pressure at the flow rate of 1000 gallon per minute, when the fire suppression system of the warehouse is tested, and when operated.

4. Any property owner, contractor, developer, or occupant, who violates this Ordinance shall pay a fine of up to \$750.00 per day while the violation remains outstanding.

5. Any property owner, contractor, operator, developer, or occupant, who disputes withholding of water service under this Ordinance, or disputes a fine entered per this Ordinance, may appeal to the Board of Trustees of the Mitchell Public Water District. The decision of the Board of Trustees of the Mitchell Public Water District may be appealed to the Circuit Court within thirty-five (35) days per 735 ILCS 5/3-101 et. seq.

This Ordinance shall take effect upon passage and may be published in pamphlet form.

Approved this 18th day of July, 2024.

BY: 
Chairman of the Board of Trustees, Mitchell Public Water District

ATTEST:


SECRETARY Ruth Richardson