

CODIFIED ORDINANCES OF THE TOWNSHIP OF CRESCENT

PART TWO - BUILDING CODE

CHAPTER 220 - Pennsylvania Uniform Construction Code

CHAPTER 230 - Flood Plain Construction, Development and
Management

CHAPTER 220 - THE UNIFORM CONSTRUCTION CODE

- 220.01 Uniform Code Adopted
- 220.02 Administration and Enforcement
- 220.03 Board of Appeals
- 220.04 Fees

STATUTE REFERENCES

First Class Township Code, Section 1502 XVII. (53 P.S. §56518)
First Class Township Code, Section 1502 (d) (53 P.S. § 6502(d))

220.01 UNIFORM CODE ADOPTED

The Township hereby elects to administer and enforce the provisions of the Pennsylvania Construction Code Act, Act 45 of 1999, 35 P.S. Sections 7210.101-1103, as amended from time to time, and its regulations. The Township hereby adopts and incorporates by reference as its building code, the Uniform Construction Code contained in 34 Pa. Code, Chapters 401-405, as amended from time to time.

220.02 ADMINISTRATION AND ENFORCEMENT

Administration and enforcement of the Uniform Construction Code within the Township shall be undertaken in any one of more of the following ways, as may be determined from time to time by resolution of the Board of Commissioners:

- A. By the designation of an officer of the Township to serve as the municipal code official;
- B. By the retention of one or more construction code officials or third-party agencies to act on behalf of the Township;
- C. By agreement with one or more other municipalities for the administration and enforcement of the Code through intergovernmental agreement;
- D. By entering into a contract with another municipality for the administration and enforcement of the Code on behalf of the Township; and/or

E. By entering into an agreement with the Pennsylvania Department of Labor and Industry for plan review, inspections and enforcement of structures other than one-family or two-family dwelling units and utility and miscellaneous use structures.

220.03 BOARD OF APPEALS

A Board of Appeals shall be established by resolution of the Board of Commissioners in conformity with the requirements of the Act, as amended from time to time, and for the purposes set forth in the Act. The Board of Appeals may be undertaken jointly with one or more other municipalities.

220.04 FEES

Fees assessable by the Township for the administration and enforcement undertaken pursuant to this Chapter 220 and the Uniform Construction Code shall be established from time to time by resolution of the Board of Commissioners. (Ordinance No. 487. Passed 6/9/04.)

[THE NEXT PAGE OF THE CRESCENT TOWNSHIP CODIFIED ORDINANCES (SEPTEMBER, 2008 EDITION) IS PAGE 98.]

CHAPTER 230 - FLOOD PLAIN CONSTRUCTION,
DEVELOPMENT AND MANAGEMENT

- 230.01 - Definitions
- 230.02 - General Provisions
- 230.03 - Administration
- 230.04 - Identification of Floodplain Areas
- 230.05 - Technical Provisions
- 230.06 - Activities Requiring Special Permits
- 230.07 - Existing Structures in Identified Floodplain Areas
- 230.08 - Variances

STATUTE REFERENCES

National Flood Insurance Program, 44 CFR § 60.3(d)
Pennsylvania Flood Plain Management Act, 32 Pa. Cons. Stat. § 679.101 et seq.
and § 679.202 (Purdon 1995 Supp.);
Ordinance 429, passed December 13, 1995. Ordinance 429 superceded and
repealed Ordinances 351 and 409.

230.01 DEFINITIONS

A. General. Unless specifically defined below, words and phrases used in this ordinance shall be interpreted so as to give this ordinance its most reasonable application.

B. Specific Definitions.

1. Accessory use or structure: a use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

2. Basement: means any area of the building having its floor below ground level on all sides.

3. Building: a combination of materials to form a permanent structure having walls and a roof. Included shall be all manufactured (mobile) homes and trailers to be used for human habitation.

4. Completely dry space: a space which will remain totally dry during flooding; the structure is designed and constructed to prevent the passage of water and water vapor.

5. Development: any man-made change to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion, or alteration of buildings or other structures; the placement of manufactured homes; streets, and other paving; utilities; filling, grading and excavation; mining; dredging; drilling operations; storage of equipment or materials; and the subdivision of land.

6. Essentially dry space: a space which will remain dry during flooding, except for the passage of some water vapor or minor seepage; the structure is substantially impermeable to the passage of water.

7. Flood: a temporary inundation of normally dry land areas.

8. Floodplain area: a relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse; and/or any area subject to the unusual and rapid accumulation of surface waters from any source.

9. Floodproofing: means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

10. Floodway: the designated area of a floodplain required to carry and discharge flood waters of a given magnitude. For the purposes of this Ordinance, the floodway shall be capable of accommodating a flood of the 100 year magnitude.

11. Historic structure: any structure that is:

(a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

(i) By an approved state program as determined by the Secretary of the Interior or

(ii) Directly by the Secretary of the Interior in states without approved programs.

12. Identified floodplain area: the floodplain area specifically identified in this Ordinance as being inundated by the 100 year flood.

13. Land development: Any of the following activities:

(a) The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:

(i) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or

(ii) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholder condominiums, building groups or other features.

(b) A subdivision of land.

14. Lowest floor: the lowest floor of the lowest fully enclosed area (including basement). An unfinished, flood resistant partially enclosed area, used solely for parking of vehicles, building access, and incidental storage, in an area other than a basement area is not considered the lowest floor of a building, provided that such space is not designed and built so that the structure is in violation of the applicable non-elevation design requirements of this Ordinance.

15. Manufactured (or mobile) home: a transportable, single-family dwelling intended for permanent occupancy, office, or place of assembly, contained in one or more sections, built on a permanent chassis,

which arrives at a site completed and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used with or without a permanent foundation. The term includes park trailers, travel trailers, recreational and other similar vehicles which are placed on a site for more than 180 consecutive days.

16. Manufactured (or mobile) home park: a parcel of land under single ownership, which has been planned and improved for the placement of two or more manufactured homes for non-transient use.

17. Minor repair: the replacement of existing work with equivalent materials for the purpose of its routine maintenance and upkeep, but not including the cutting away of any wall, partition or portion thereof the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the exitway requirements; nor shall minor repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, oil, waste, vent, or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

18. New construction: structures for which the start of construction commenced on or after June 2, 1981, and includes any subsequent improvements thereto.

19. One hundred (100) year flood: a flood that, on the average, is likely to occur once every 100 years (i.e., that has one percent chance of occurring each year, although the flood may occur in any year).

20. Person: an individual, partnership, public or private association or corporation, firm, trust, estate, municipality, governmental unit, public utility or any other legal entity whatsoever, which is recognized by law as the subject of rights and duties.

21. Recreational vehicle: a vehicle which is (a) built on a single chassis; (b) not more than 400 square feet, measured at the largest horizontal projections; (c) designed to be self-propelled or permanently towable by a light-duty truck; (d) not designed for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

22. Regulatory flood elevation: the 100 year flood elevation plus a freeboard safety factor of one and one-half (1-1/2) feet.

23. Special permit: a special approval which is required for hospitals, nursing homes, jails, and new manufactured home parks and

subdivisions and substantial improvements to such existing parks, when such development is located in all, or a designated portion of a floodplain.

24. Structure: anything constructed or erected on the ground or attached to the ground including, but not limited to buildings, sheds, manufactured homes, and other similar items.

25. Subdivision: the division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs, or devisees, transfer of ownership or building or lot development: Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

26. Substantial damage: damage from any cause sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent or more of the market value of the structure before the damage occurred.

27. Substantial improvement: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however include either:

(a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or;

(b) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

230.02 GENERAL PROVISIONS

A. Intent. The intent of this ordinance is to:

1. Promote the general health, welfare, and safety of the community;

2. Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future;
3. Minimize danger to public health by protecting water supply and natural drainage;
4. Reduce financial burdens imposed on the community, its governmental units, and its residents, by preventing excessive development in areas subject to flooding; and
5. Comply with federal and state floodplain management requirements.

B. Applicability

1. It shall be unlawful for any person, partnership, business or corporation to undertake, or cause to be undertaken, any construction, development or placement of mobile homes anywhere within the Township unless a Building Permit has been obtained from the Building Inspector.
2. A Building Permit shall not be required for minor repairs to existing buildings or structures.

C. Abrogation and Greater Restrictions

1. This ordinance supersedes any other conflicting provisions which may be in effect in identified floodplain areas. However, any other ordinances or provisions shall remain in full force and effect to the extent that those provisions are more restrictive. If there is any conflict between any of the provisions of this Ordinance and another more restrictive land use, building or health and safety ordinance, the more restrictive shall apply.
2. Specifically, Ordinances 351 and 409 (previously codified at Chapters 230, 430 at § 430.07, and 440 at § 440.05 of the Codified Ordinances) are hereby repealed.
3. This Ordinance is to be considered part of the Building Code at Part Two, the Land Use Code at Part Four, and the Health, Safety and Welfare Code at Part Five of the Codified Ordinances, and is to be incorporated in its entirety by reference in each such Part.

D. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such a decision shall not affect the remaining portions of

the Ordinance, which shall remain in full force and effect, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

E. Warning and Disclaimer of Liability. The degree of flood protection sought by the provisions of this Ordinance is considered reasonable for regulatory purposes and is based on acceptable engineering methods of study. Floods larger and/or higher than 100 year flood level may occur. Flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This Ordinance is not intended to and does not imply that areas outside any identified floodplain areas, or that land uses permitted within such areas will be free from flooding or flood damages.

This Ordinance is not intended to be a representation, warranty or guarantee, and is not intended to set forth or impose any standard of conduct or duty on the part of the Township or any agent, employee or officer of the Township, and shall not give rise to any liability on the part of the Township or any officer, agent or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision made or permit or approval issued hereunder.

230.03 ADMINISTRATION

A. Building Permits Required. Building Permits shall be required before any construction, development or placement of any mobile home is undertaken within any area of the Township.

B. Issuance of Building Permit

1. The Building Inspector shall issue a Building Permit only after it has been determined that the proposed work to be undertaken will be in conformance with the requirements of this and all other applicable codes and ordinances.

2. Prior to the issuance of any building permit, the Building Inspector shall review the application for the permit to determine if all other necessary government permits required by State and Federal laws have been obtained, such as those required by the Pennsylvania Sewage Facilities Act (Act 1966-537, as amended); the Pennsylvania Dam Safety and Encroachments Act (Act 1978-325, as amended); the Pennsylvania Clean Streams Act (Act 1937-394, as amended); and the U.S. Clean Water Act, Section 404, 33, U.S.C. 1344. No permit shall be issued until this determination has been made.

3. No encroachment, alteration or improvement of any kind shall be made to any watercourse until all adjacent municipalities which may be affected by such action have been notified by the Township and until all required permits or approvals have been first obtained from the Department of Environmental Protection, Bureau of Dams, Waterways and Wetlands.

In addition, the Federal Insurance Administrator and Pennsylvania Department of Community Affairs, bureau of Community Planning, shall be notified by the Township prior to any alteration or relocation of any watercourse.

C. Application Procedures and Requirements

1. Application for such a building permit shall be made, in writing, to the Building Inspector on forms supplied by the Township. Such application shall contain the following:

- (a) Name and address of applicant;
- (b) Name and address of owner of land on which proposed construction, development or placement of mobile home(s) is to occur;
- (c) Name and address of contractor;
- (d) Site location;
- (e) Listing of other permits required;
- (f) Brief description of proposed work and estimated cost; and
- (g) A plan of the site showing the exact size and location of the proposed construction as well as any existing buildings or structures.

2. If any proposed construction or development is located entirely or partially within any identified floodplain area, applicants for Building Permits shall provide all the necessary information in sufficient detail and clarity to enable the Building Inspector to determine that:

- (a) all such proposals are consistent with the need to minimize flood damage and conform with the requirements of this and all other applicable codes and ordinances;

(b) all utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage; and

(c) adequate drainage is provided so as to reduce exposure to flood hazards.

3. Where any proposed construction or development is located entirely or partially within any identified floodplain area, applicants shall file the following minimum information plus any other pertinent information (e.g., any or all of the technical information contained in § 230.06B) as may be required by the Building Inspector to make the above determination:

(a) A completed Building Permit Application Form.

(b) A plan of the entire site, clearly and legibly drawn at a scale of one (1) inch being equal to 100 feet or less, showing the following:

(i) north arrow, scale, and date;

(ii) topographic contour lines, if available;

(iii) all property and lot lines including dimensions, and the size of the site expressed in acres and square feet;

(iv) the location of all existing and proposed buildings, structures, and other improvements, including the location of any existing or proposed subdivision and land development;

(v) the location of all existing streets, drives, and other accessways; and

(vi) the location of any existing bodies of water or watercourses, identified floodplain areas, and, if available, information pertaining to the floodway, and the flow of water including direction and velocities.

(c) Plans of all proposed buildings, structures and other improvements, drawn at suitable scale showing the following:

(i) the proposed lowest floor elevation of any proposed building based upon National Geodetic Vertical Datum of 1929;

(ii) the elevation of the 100 year flood;

(iii) if available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a 100 year flood; and

(iv) detailed information concerning any proposed floodproofing measures.

(d) The following data and documentation:

(i) a document, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed to withstand the pressures, velocities, impact and uplift forces associated with the 100 year flood.

Such statement shall include a description of the type and extent of floodproofing measures which have been incorporated into the design of the structure and/or the development.

(ii) detailed information needed to determine compliance with § 230.05D.6., Storage, and § 230.05E., Development Which May Endanger Human Life, including:

a. the amount, location and purpose of any materials or substances referred to in § 230.05D.6. and 230.05E. which are intended to be used, produced, stored or otherwise maintained on site.

b. a description of the safeguards incorporated into the design of the proposed structure to prevent leaks or spills of the dangerous materials or substances listed in § 230.05E. during a 100 year flood.

(iii) the appropriate component of the Department of Environmental Protection's "Planning Module for Land Development."

(iv) where any excavation or grading is proposed, a plan meeting the requirements of the Department of Environmental Protection, to implement and maintain erosion and sedimentation control.

D. Review by County Conservation District. A copy of all applications and plans for any proposed construction or development in any identified floodplain area to be considered for approval shall be submitted by the Building Inspector to the County Conservation District for review and comment prior to the issuance of a building permit. The recommendations of

the Conservation District shall be considered by the Building Inspector for possible incorporation into the proposed plan.

E. Review of Application by Others. A copy of all plans and applications for any proposed construction or development in any identified floodplain area to be considered for approval may be submitted by the Building Inspector to any other appropriate agencies and/or individuals (e.g., planning commission, municipal engineer, etc.) for review and comment.

F. Changes. After the issuance of a building permit by the Building Inspector, no changes of any kind shall be made to the application, permit or any of the plans, specifications or other documents submitted with the application without the written consent or approval of the Building Inspector. Requests for any such change shall be in writing, and shall be submitted by the applicant to Building Inspector for consideration.

G. Placards. In addition to the building permit, the Building Inspector shall issue a placard which shall be displayed on the premises during the time construction is in progress. This placard shall show the number of the building permit, the date of its issuance and be signed by the Building Inspector.

H. Start of Construction. Where any proposed construction or development is located entirely or partially within any identified floodplain area, work on the proposed construction and/or development shall begin within six months and shall be completed within 12 months after the date of issuance of the building permit or the permit shall expire unless a time extension is granted, in writing, by the Building Inspector. Construction and/or development shall be considered to have started with the preparation of land, land clearing, grading, filling, excavation of basement, footings, piers, or foundations, erection of temporary forms, the installation of piling under proposed subsurface footings, or the installation of sewer, gas and water pipes, or electrical or other service lines from the street.

Time extensions will be granted only if a written request is submitted by the applicant, which sets forth sufficient and reasonable cause for the Building Inspector to approve such a request.

I. Inspection and Revocation.

1. During the construction period, the Building Inspector or other authorized official shall inspect the premises to determine that the work is progressing in compliance with the information provided on the permit application and with all applicable municipal laws and ordinances. He shall make as many inspections during and upon completion of the work as are necessary.

2. In the discharge of his duties, the Building Inspector shall have the authority to enter any building, structure, premises or development in the identified floodplain area, upon presentation of proper credentials, at any reasonable hour to enforce the provisions of this Ordinance.

3. In the event the Building Inspector discovers that the work does not comply with the permit application or any applicable laws and ordinances, or that there has been a false statement or misrepresentation by any applicant, the Building Inspector shall revoke the building permit and report such fact to the Board of Commissioners for whatever action it considers necessary.

4. A record of all such inspections and violations of this ordinance shall be maintained.

J. Fees. An application for a building permit shall be accompanied by a fee, payable to the Township based upon the estimated cost of the proposed construction as determined by the Building Inspector, at rates established from time to time by resolution of the Board of Commissioners according to the following ranges of estimated cost for the proposed construction:

1. \$ 0.00 to \$200.00
2. \$201.00 to \$1,000.00
3. Each additional \$1,000.00 over the first \$1,000.00

K. Enforcement.

1. Notices. Whenever the Building Inspector or other authorized municipal representative determines that there are reasonable grounds to believe that there has been a violation of any provisions of this Ordinance, or of any regulations adopted pursuant thereto, the Building Inspector shall give notice of such alleged violation as hereinafter provided. Such notice shall (a) be in writing; (b) include a statement of the reasons for its issuance; (c) allow a reasonable time not to exceed a period of thirty (30) days for the performance of any act it requires; (d) be served upon the property owner or his agent as the case may require; provided, however, that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been served with such notice by any other method authorized or required by the laws of this State; (e) contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Ordinance.

2. Penalties. Any person who fails to comply with any or all of the requirements or provisions of this Ordinance or who fails or refuses to comply with any notice, order or direction of the Building Inspector or any other authorized employee of the municipality shall be guilty of an offense and, upon conviction, shall pay a fine to Township of not less than \$300.00 nor more than \$500.00 plus costs of prosecution. In default of such payment, such person shall be imprisoned in county prison for a period not to exceed 10 days. Each day during which any violation of this Ordinance continues shall constitute a separate offense. In addition to the above penalties all other actions are hereby reserved including an action in equity for the proper enforcement of this Ordinance. The imposition of a fine or penalty for any violation of, or noncompliance with, this Ordinance shall not excuse the violation of noncompliance or permit it to continue and all such persons shall be required to correct or remedy such violations and noncompliances within a reasonable time. Any development initiated or any structure or building constructed, reconstructed, enlarged, altered, or relocated, in noncompliance with this Ordinance may be declared by the Board of Commissioners to be a public nuisance and abatable as such.

L. Appeals

1. Any person aggrieved by any action or decision of the Building Inspector concerning the administration of the provisions of this Ordinance, may appeal to the Board of Commissioners. Such appeal must be filed, in writing, within 30 days after the decision or action of the Building Inspector.

2. Upon receipt of such appeal the Board of Commissioners shall set a time and place, within not less than 10 nor more than 30 days, for the purpose of considering the appeal. Notice of the time and place at which the appeal will be considered shall be given to all parties.

3. Any person aggrieved by any decision of the Board of Commissioners may seek relief therefrom by appeal to court, as provided by the laws of this Commonwealth including the Pennsylvania Flood Plain Management Act.

230.04 IDENTIFICATION OF FLOODPLAIN AREAS

A. Identification. The identified floodplain areas shall be those areas of the Township of Crescent, which are subject to the 100 year flood, as identified in the Flood Insurance Study (FIS) dated October 4, 1995 and the accompanying maps prepared for the Township by the Federal Emergency Management Agency (FEMA), or the most recent revision thereof.

B. Description of Floodplain Areas. The identified floodplain area shall consist of the following specific areas:

1. FW (Floodway Area): the areas identified as "Floodway" in the AE Zone in the Flood Insurance Study prepared by the FEMA.

2. FF (Flood-Fringe Area): the remaining portions of the 100 year floodplain in those areas identified as an AE Zone in the Flood Insurance Study, where a floodway has been delineated.

The basis for the outermost boundary of this area shall be the 100 year flood elevations as shown in the flood profiles contained in the Flood Insurance Study.

C. Changes in Identification of Area. The identified floodplain area may be revised or modified by the Board of Commissioners where studies or information provided by a qualified agency or person documents the need for such revision. However, prior to any such change, approval must be obtained from the Federal Insurance Administration (FIA).

D. Boundary Disputes. Should a dispute concerning any identified floodplain boundary arise, an initial determination shall be made by the Township Planning Commission and any party aggrieved by this decision may appeal to the Board of Commissioners. The burden of proof shall be on the appellant.

230.05 TECHNICAL PROVISIONS

A. General

1. No encroachment, alteration, or improvement of any kind shall be made to any watercourse until all adjacent municipalities which may be affected by such action have been notified by the municipality, and until all required permits or approvals have been first obtained from the Department of Environmental Protection, Bureau of Dams, Waterways and Wetlands.

In addition, the Federal Emergency Management Agency and Pennsylvania Department of Community Affairs, bureau of Community Planning, shall be notified prior to any alteration or relocation of any watercourse.

2. Any new construction, development, uses or activities allowed within any identified floodplain area, shall be undertaken in strict

compliance with the provisions contained in this Ordinance and any other applicable codes, ordinances and regulations.

B. Special Requirements for FW Areas. With any FW (Floodway Area), the following provisions apply:

1. Any new construction, development, use, activity, or encroachment that would cause any increase in the one hundred year flood heights shall be prohibited.

2. No new construction or development shall be allowed, unless a permit is obtained from the Department of Environmental Protection, Bureau of Dams, Waterways and Wetlands.

C. Elevation and Floodproofing Requirements.

1. Residential Structures. Within any identified floodplain area, any new construction or substantial improvement of a residential structure shall have the lowest floor (including basement) elevated up to, or above, the regulatory flood elevation.

2. Non-residential Structures.

(a) Within any identified floodplain area, any new construction or substantial improvement of a non-residential structure shall have the lowest floor (including basement) elevated up to, or above, the regulatory flood elevation, or be designed and constructed so that the space enclosed by such structure shall remain either completely or essentially dry during any flood up to that height.

(b) Any non-residential structure, or part thereof, having a lowest floor which is not elevated to at least one and one half (1-1/2) feet above the 100 year flood elevation, shall be floodproofed in a completely or essentially dry manner in accordance with the W1 or W2 space classification standards contained in the publication entitled "Flood-Proofing Regulations" published by the U.S. Army Corps of Engineers (June 1972, as amended March 1992) or with some other equivalent standard. All plans and specifications for such floodproofing shall be accompanied by a statement certified by a registered professional engineer or architect which states that the proposed design and methods of construction are in conformance with the above referenced standards.

3. Space below the lowest floor.

(a) Fully enclosed space below the lowest floor (including basement) is prohibited.

(b) Partially enclosed space below the lowest floor (including basement) which will be used solely for the parking of a vehicle, building access, or incidental storage in an area other than a basement, shall be designed and constructed to allow for the automatic entry and exit of floodwaters for the purpose of equalizing hydrostatic forces on exterior walls. The term "partially enclosed space" also includes crawl spaces.

Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria:

(i) a minimum of two openings having a net total area of not less than one square inch for every square foot of enclosed space;

(ii) the bottom of all openings shall be no higher than one foot above grade; and

(iii) openings may be equipped with screens, louvers, etc. or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

4. Accessory structures. Structures accessory to a principal building need not be elevated or floodproofed to remain dry, but shall, comply, at a minimum, with the following requirements:

(a) the structure shall not be designed or used for human habitation, but shall be limited to the parking of vehicles, or to the storage of tools, material, and equipment related to the principal use or activity.

(b) floor area shall not exceed 600 square feet.

(c) the structure will have a low damage potential.

(d) the structure will be located on the site so as to cause the least obstruction to the flow of floodwaters.

(e) power lines, wiring, and outlets will be at least one and one-half (1-1/2) feet above the 100 year flood elevation.

(f) permanently affixed utility equipment and appliances such as furnaces, heaters, washers, dryers, etc. are prohibited.

(g) sanitary facilities are prohibited.

(h) the structure shall be adequately anchored to prevent flotation or movement and shall be designed to automatically provide for the entry and exit of floodwaters for the purpose of equalizing hydrostatic forces on the walls. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria:

(i) a minimum of two openings having a net total area of not less than one square inch for every square foot of enclosed space;

(ii) the bottom of all openings shall be no higher than one foot above grade; and

(iii) openings may be equipped with screens, louvers, etc. or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

D. Design and Construction Standards. The following minimum standards shall apply for all construction and development proposed within any identified floodplain area:

1. Fill. If fill is used, it shall:

(a) extend laterally at least 15 feet beyond the building line from all points;

(b) consist of soil or small rock materials only (sanitary landfills are not permitted);

(c) be compacted to provide the necessary permeability and resistance to erosion, scouring, or settling;

(d) be no steeper than one vertical to two horizontal feet unless substantiated data, justifying steeper slopes are submitted to, and approved by the Building Inspector; and,

(e) be used to the extent to which it does not adversely affect adjacent properties.

2. Drainage Facilities. Storm drainage facilities shall be designed to convey the flow of storm water runoff in a safe and efficient manner. The system shall insure proper drainage along streets, and provide positive drainage away from buildings. The system shall also be designed to prevent the discharge of excess runoff onto adjacent properties.

3. Water and Sanitary Sewer Facilities and Systems

(a) All new or replacement water and sanitary sewer facilities and systems shall be located, designed and constructed to minimize or eliminate flood damages and the infiltration of flood waters.

(b) Sanitary sewer facilities and systems shall be designed to prevent the discharge of untreated sewage into flood waters.

(c) No part of any on-site sewage system shall be located within any identified floodplain area except in strict compliance with all State and local regulations for such systems. If any such system is permitted, it shall be located so as to avoid impairment to it, or contamination from it, during a flood.

4. Other Utilities. All other utilities such as gas lines, electrical and telephone systems shall be located, elevated (where possible) and constructed to minimize the chance of impairment during a flood.

5. Streets. The finished elevation of all new streets shall be no more than one foot below the Regulatory Flood Elevation.

6. Storage. All materials that are buoyant, flammable, explosive or, in times of flooding, could be injurious to human, animal, or plant life, and not listed in § 230.05E., Development Which May Endanger Human Life, shall be stored at or above the Regulatory Flood Elevation and/or be floodproofed to the maximum extent possible.

7. Placement of Buildings and Structures. All buildings and structures shall be designed, located, and constructed so as to offer the minimum obstruction to the flow of water and shall be designed to have a minimum effect upon the flow and height of flood water.

8. Anchoring.

(a) All buildings and structures shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse, or lateral movement.

(b) All air ducts, large pipes, storage tanks, and other similar objects or components located below the Regulatory Flood Elevation shall be securely anchored or affixed to prevent flotation.

9. Floors, Walls and Ceilings.

(a) Wood flooring used at or below the Regulatory Flood Elevation shall be installed to accommodate a lateral expansion of the flooring, perpendicular to the flooring grain without causing structural damage to the building.

(b) Plywood used at or below the Regulatory Flood Elevation shall be of "marine" or water-resistant variety.

(c) Walls and ceilings at or below the Regulatory Flood Elevation shall be designed and constructed of materials that are water-resistant and will withstand inundation.

(d) Windows, doors, and other components at or below the Regulatory Flood Elevation shall be made of metal or other water-resistant material.

10. Paints and Adhesives.

(a) Paints and other finishes used at or below the Regulatory Flood Elevation shall be of "marine" or water-resistant quality.

(b) Adhesives used at or below the Regulatory Flood Elevation shall be of a "marine" or water-resistant variety.

(c) All wooden components (doors, trim, cabinets, etc.) shall be finished with a "marine" or water-resistant paint or other finishing material.

11. Electrical Components.

(a) Electrical distribution panels shall be at least three feet above the 100 year flood elevation.

(b) Separate electrical circuits shall serve lower levels and shall be dropped from above.

12. Equipment. Water heaters, furnaces, air conditioning and ventilating units, and other electrical, mechanical or utility equipment or apparatus shall not be located below the Regulatory Flood Elevation.

13. Fuel Supply Systems. All gas and oil supply systems shall be designed to prevent the infiltration of flood waters into the system and discharges from the system into flood waters. Additional provisions shall be made for the drainage of these systems in the event that flood water infiltration occurs.

E. Development Which May Endanger Human Life.

1. In accordance with the Pennsylvania Flood Plain Management Act, and the regulations adopted by the Department of Community Affairs as required by the Act, any new or substantially improved structure which:

- will be used for the production or storage of any of the following dangerous materials or substances; or,
- will be used for any activity requiring the maintenance of a supply of more than 550 gallons, or other comparable volume, of any of the following dangerous materials or substances on the premises; or,
- will involve the production, storage, or use of any quantity of radioactive substances;
- shall be subject to the provisions of this section, in addition to all other applicable provisions. The following list of materials and substances are considered dangerous to human life:

- (a) Acetone
- (b) Ammonia
- (c) Benzene
- (d) Calcium carbide
- (e) Carbon disulfide
- (f) Celluloid
- (g) Chlorine
- (h) Hydrochloric acid
- (i) Hydrocyanic acid
- (j) Magnesium
- (k) Nitric acid and oxides of nitrogen
- (l) Petroleum products (gasoline, fuel oil, etc.)
- (m) Phosphorus
- (n) Potassium
- (o) Sodium
- (p) Sulphur and sulphur products
- (q) Pesticides (including insecticides, fungicides, and rodenticides)
- (r) Radioactive substances, insofar as such substances are not otherwise regulated.

2. Within any FW (Floodway Area), any structure of the kind described in Subsection 1., above, shall be prohibited.

3. Where permitted within any floodplain area, any new or substantially improved structure of the kind described in Subsection 1., above, shall be:

(a) elevated or designed and constructed to remain completely dry up to at least one and one half (1-1/2) feet above the 100 year flood and,

(b) designed to prevent pollution from the structure or activity during the course of a 100 year flood.

Any such structure, or part thereof, that will be built below the Regulatory Flood Elevation shall be designed and constructed in accordance with the standards for completely dry floodproofing contained in the publication "Flood-Proofing Regulations" (U.S. Army Corps of Engineers, June 1972 as amended March 1992), or with some other equivalent watertight standard.

F. Special Requirements for Manufactured (Mobile) Homes. Where permitted within any floodplain area, all manufactured (mobile) homes, and any improvements thereto, shall be:

1. placed on a permanent foundation.
2. elevated so that the lowest floor of the manufactured (mobile) home is one and one half (1-1/2) feet or more above the elevation of the 100 year flood.
3. anchored to resist flotation, collapse, or lateral movement.

230.06 ACTIVITIES REQUIRING SPECIAL PERMITS

A. General. In accordance with the administrative regulations promulgated-by the Department of Community Affairs to implement the Pennsylvania Flood Plain Management Act, the following activities shall be prohibited within any identified floodplain area unless a Special Permit has been issued by the Township:

1. The commencement of any of the following activities; or the construction enlargement, or expansion of any structure used, or intended to be used, for any of the following activities:

- (a) hospitals
- (b) nursing homes

(c) jails or prisons

2. The commencement of, or any construction of, a new manufactured (mobile) home park or manufactured (mobile) home subdivision, or substantial improvement to an existing manufactured home park or manufactured home subdivision.

B. Application Requirements for Special Permits. Applicants for Special Permits shall provide five copies of the following items:

1. A written request including a completed Building Permit Application Form.

2. A small scale map showing the vicinity in which the proposed site is located.

3. A plan of the entire site, clearly and legibly drawn at a scale of one inch equal to 100 feet or less, showing the following:

(a) north arrow, scale and date;

(b) topography based upon the National Geodetic Vertical Datum of 1929, showing existing and proposed contours at intervals of two feet;

(c) all property and lot lines including dimensions, and the size of the site expressed in acres or square feet;

(d) the location of all existing streets, drives, other accessways, and parking areas, with information concerning widths, pavement types and construction, and elevations;

(e) the location of any existing bodies of water or watercourses, buildings, structures and other public or private facilities, including railroad tracks and facilities, and any other natural and man made features affecting, or affected by, the proposed activity or development;

(f) the location of the floodplain boundary line, information and spot elevations concerning the 100 year flood elevations, and information concerning the flow of water including direction and velocities;

(g) the location of all proposed buildings, structures, utilities, and any other improvements; and

(h) any other information which the municipality considers necessary for adequate review of the application.

4. Plans of all proposed buildings, structures and other improvements, clearly and legibly drawn at suitable scale showing the following:

(a) sufficiently detailed architectural or engineering drawings, including floor plans, sections, and exterior building elevations, as appropriate;

(b) for any proposed building, the elevation of the lowest floor (including basement) and, as required, the elevation of any other floor;

(c) complete information concerning flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the 100 year flood;

(d) detailed information concerning any proposed floodproofing measures;

(e) cross section drawings for all proposed streets, drives, other accessways, and parking areas, showing all rights-of-way and pavement widths;

(f) profile drawings for all proposed streets, drives, and vehicular accessways including existing and proposed grades; and

(g) plans and profiles of all proposed sanitary and storm sewer systems, water supply systems, and any other utilities and facilities.

5. The following data and documentation:

(a) certification from the applicant that the site upon which the activity or development is proposed is an existing separate and single parcel, owned by the applicant or the client he represents;

(b) certification from a registered professional engineer, architect, or landscape architect that the proposed construction has been adequately designed to protect against damage from the 100 year flood;

(c) a statement, certified by a registered professional engineer, architect, landscape architect, or other qualified person which contains a complete and accurate description of the nature and extent of

pollution that might possibly occur from the development during the course of a 100 year flood, including a statement concerning the effects such pollution may have on human life;

(d) a statement certified by a registered professional engineer, architect, or landscape architect, which contains a complete and accurate description of the effects the proposed development will have on 100 year flood elevations and flows;

(e) a statement, certified by a registered professional engineer, architect, or landscape architect, which contains a complete and accurate description of the kinds and amounts of any loose buoyant materials or debris that may possibly exist or be located on the site below the 100 year flood elevation and the effects such materials and debris may have on 100 year flood elevations and flows;

(f) the appropriate component of the Department of Environmental Protection's "Planning Module for Land Development;"

(g) where any excavation or grading is proposed, a plan meeting the requirements of the Department of Environmental Protection to implement and maintain erosion and sedimentation control;

(h) any other applicable permits such as, but not limited to, a permit for any activity regulated by the Department of Environmental Protection under Section 302 of Act 1978-166; and

(i) an evacuation plan which fully explains the manner in which the site will be safely evacuated before or during the course of a 100 year flood.

C. Application Review Procedures. Upon the Township's receipt of an application for a Special Permit, the following procedures shall apply in addition to those of Subpart 230.03:

1. Within three working days following receipt of the application, a complete copy of the application and all accompanying documentation shall be forwarded to the County Planning Commission by registered or certified mail for its review and recommendations. Copies of the application shall also be forwarded to the Township Planning Commission and Township Engineer for review and comment.

2. If an application is received that is incomplete, the Township shall notify the applicant in writing, stating in what respect the application is deficient.

3. If the Township decides to disapprove an application, it shall notify the applicant, in writing, of the reasons for the disapproval.

4. If the Township approves an application, it shall file written notification, together with the application and all pertinent information, with the Department of Community Affairs, by registered or certified mail, within five working days after the date of approval.

5. Before issuing the Special Permit, the Township shall allow the Department of Community Affairs 30 days, after receipt of the notification by the Department, to review the application and decision made by the Township.

6. If the Township does not receive any communication from the Department of Community Affairs during the 30 day review period, it may issue a Special Permit to the applicant.

7. If the Department of Community Affairs should decide to disapprove an application, it shall notify the Township and the applicant, in writing, of the reasons for the disapproval, and the Township shall not issue the Special Permit.

D. Special Technical Requirements

1. In addition to the requirements of Supart 230.05 of this Ordinance, the following minimum requirements shall also apply to any proposed development requiring a Special Permit. If there is any conflict between any of the following requirements and those in Subpart 230.05 of this Ordinance or in any other code, ordinance, or regulation, the more restrictive provision shall apply.

2. No application for a Special Permit shall be approved unless it can be determined that the structure or activity will be located, constructed and maintained in a manner which will:

(a) Fully protect the health and safety of the general public and any occupants of the structure. At a minimum, all new structures shall be designed, located, and constructed so that:

(i) the structure will survive inundation by waters of the 100 year flood without any lateral movement or damage to either the structure itself, or to any of its. equipment or contents below the 100 year flood elevation.

(ii) the lowest floor (including basement) elevation will be at least one and one half (1-1/2) feet above the 100 year flood elevation.

(iii) the occupants of the structure can remain inside for an indefinite period of time and be safely evacuated at any time during the 100 year flood.

(b) Prevent any significant possibility of pollution, increased flood levels or flow, or debris endangering life and property.

3. All hydrologic and hydraulic analyses shall be undertaken only by professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Studies, analyses, computations, etc. shall be submitted in sufficient detail to allow a thorough technical review by the Township and the Department of Community Affairs.

230.07 EXISTING STRUCTURES IN IDENTIFIED FLOODPLAIN AREAS

A. Existing Structures. The provisions of this Ordinance do not require any changes or improvements to be made to lawfully existing structures. However, when an improvement is made to any existing structure, the provisions of § 230.07B. shall apply.

B. Improvements. The following provisions shall apply whenever any improvement is made to an existing structure located within any identified floodplain area:

1. No expansion or enlargement of an existing structure shall be allowed within any floodway area that would cause any increase in the elevation of the 100 year flood.

2. Any modification, alteration, reconstruction, or improvement, of any kind to an existing structure, to an extent or amount of 50 percent or more of its market value, shall constitute a substantial improvement and shall be undertaken only in full compliance with the provisions of this Ordinance.

230.08 VARIANCES

A. General. If compliance with any of the requirements of this Ordinance would result in an exceptional hardship to a prospective builder, developer or landowner, the Township may, upon request, grant relief from the strict application of the requirements.

B. Variance Procedures and Conditions. Requests for variances shall be considered by the Township in accordance with the procedures contained in § 230.03L. and the following:

1. No variance shall be granted for any construction, development, use, or activity within any floodway area that would cause any increase in the 100 year flood elevation.

2. Except for a possible modification of the one and one half (1-1/2) foot freeboard requirement involved, no variance shall be granted for any of the other requirements pertaining specifically to development regulated by Special Permit (Subpart 230.04) or to Development Which May Endanger Human Life (§ 230.05E.).

3. If granted, a variance shall involve only the least modification necessary to provide relief.

4. In granting any variance, the Township shall attach whatever reasonable conditions and safeguards it considers necessary in order to protect the public health, safety, and welfare, and to achieve the objectives of this Ordinance.

5. Whenever a variance is granted, the Township shall notify the applicant in writing that:

(a) The granting of the variance may result in increased premium rates for flood insurance.

(b) Such variances may increase the risks to life and property.

6. In reviewing any request for a variance, the Township shall consider, at a minimum, the following:

(a) That there is good and sufficient cause.

(b) That failure to grant the variance would result in exceptional hardship to the applicant.

(c) That the granting of the variance will (i) neither result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, or extraordinary public expense, (ii) nor create nuisances, cause fraud on, or victimize the public, or conflict with any other applicable state or local ordinances and regulations.

7. A complete record of all variance requests and related actions shall be maintained by the Township. In addition, a report of all variances granted during the year shall be included in the annual report to the Federal Insurance Administration.

Notwithstanding any of the above, however, all structures shall be designed and constructed so as to have the capability of resisting the 100 year flood.