

CONEMAUGH TOWNSHIP BUILDING ORDINANCE
ORDINANCE NO. 601

AN ORDINANCE REQUIRING ALL PERSONS, PARTNERSHIPS, BUSINESSES AND CORPORATIONS TO OBTAIN A BUILDING PERMIT FOR ANY CONSTRUCTION OR DEVELOPMENT; PROVIDING FOR THE ISSUANCE OF SUCH BUILDING PERMITS; SETTING FORTH CERTAIN MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION AND DEVELOPMENT WITHIN AREAS OF CONEMAUGH TOWNSHIP, SOMERSET COUNTY, PENNSYLVANIA, WHICH ARE SUBJECT TO FLOODING; AND ESTABLISHING PENALTIES FOR ANY PERSONS WHO FAIL, OR REFUSE TO COMPLY WITH THE REQUIREMENTS OR PROVISIONS OF THIS ORDINANCE.

WHEREAS, the Conemaugh Township Supervisors have previously enacted floodplain ordinances, to which several changes have been made in the past and in which several new changes made, justify comprehensive amendment so that all floodplain regulations and rules now appear in this document as of the date of its adoption. BE IT ENACTED AND ORDAINED by the Board of Supervisors of Conemaugh Township, Somerset County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same as follows:

ARTICLE I - GENERAL PROVISIONS

ARTICLE II - ADMINISTRATION

ARTICLE III - IDENTIFICATION OF FLOODPLAIN AREAS

ARTICLE IV - TECHNICAL PROVISIONS

ARTICLE V - ACTIVITIES REQUIRING SPECIAL PERMITS

ARTICLE VI - EXISTING STRUCTURES IN IDENTIFIED FLOODPLAIN AREAS

ARTICLE VII - VARIANCES

ARTICLE VIII - DEFINITIONS

ARTICLE I - GENERAL PROVISIONS

Section 1.00 Intent

The intent of this Ordinance is to:

- * A. Promote the general health, welfare and safety of the community.
- * B. Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future.
- * C. Minimize danger to public health by protecting water supply and natural drainage.
- * D. Reduce financial burdens imposed on the community, its governmental units, and its residents, by preventing excessive development in areas subject to flooding and by attempting to prevent consequent damage in flood events.
- * E. Comply with federal and state floodplain management requirements.

Section 1.01 Applicability

- * A. It shall be unlawful for any person, partnership, business or corporation to undertake, or cause to be undertaken, any construction or development anywhere within the Conemaugh Township, Somerset County, Pennsylvania unless a Building Permit has been obtained from the Building Permit Officer.
- * B. A Building Permit shall not be required for minor repairs to existing buildings or structures.

Section 1.02 Abrogation and Greater Restrictions

This Ordinance supersedes any other conflicting provision which may be in effect in identified floodplain areas. However, any other ordinance 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, the more restrictive shall apply.

Section 1.03 Severability

If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such 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.

Section 1.04 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. Larger floods 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 does not imply that areas outside any identified floodplain area, or that land uses permitted within such areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the Township or any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made thereunder.

ARTICLE II - ADMINISTRATION

Section 2.00 Building Permits Required

Building Permits shall be required before any construction or development is undertaken within any area of the Township.

Section 2.01 Issuance of Building Permit

* A. The Building Permit Officer shall issue a Building Permit only after it has been determined that the proposed activity to be undertaken will be in conformance with the requirements of this and all other applicable codes, ordinances, regulations and statutes governing the proposed activity.

* B. Prior to the issuance of any building permit, the Building Permit Officer shall review the application for permit to determine if all other necessary government permits required by State and Federal laws have been obtained, such as, but not limited to, those required by the Pennsylvania Sewage Facilities Act, Act 1966-537, as amended; the Pennsylvania Dam Safety Clean Streams Act (Act 1937-394, as amended); the U.S. Clean Water Act, Section 404, 33, U.S.C. 1344. No permit shall be issued until this determination has been made.

* C. 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 Resources, Bureau of Dams and Waterway Management, or other regulatory agency having jurisdiction over the activity.

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.

Section 2.02 Application Procedures and Requirements

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

- * 1. Name and address of applicant.
- * 2. Name and address of owner of land on which proposed construction is to occur.
- * 3. Name and address of contractor.
- * 4. Site location.
- * 5. Listing of other permits required.
- * 6. Brief description of proposed work and estimated cost.
- * 7. A plan of the site showing the exact size and location of the proposed construction or other activities as well as any existing buildings or structures.

B. 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 Permit Officer 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.
- * (d) the activity is undertaken in a manner to minimize damage to downstream property in a flood event.

Applicants shall file the following minimum information plus any other pertinent information (e.g., any or all of the technical information contained in Section 5.01) as may be required by the Building Permit Officer to make the above determination: 1. A completed Building Permit Application Form. 2. A plan of the entire site, clearly and legibly drawn at a scale of one (1) inch being equal to one hundred (100) feet or less, showing the following:

- * (a) north arrow, scale and date;
- * (b) topographic contour lines, if available;
- * (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 and proposed buildings, structures, and other improvements, including the location of any existing or proposed sub-division and land development;
- * (e) the location of all existing streets, drives and other accessways; and
- * (f) 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.

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

- * (a) the proposed lowest floor elevation of any proposed building based upon National Geodetic Vertical Datum of 1929; (b) the elevation of the one hundred (100) year flood;
- * (c) if available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a one hundred (100) year flood; and
- * (d) detailed information concerning any proposed floodproofing measures.

4. The following data and documentation:

- * (a) documentation, certified by a registered professional engineer or architect, to show that the cumulative effect of any proposed development within an FE (Special Floodplain Area), when combined with all other existing and anticipated development, will not increase the elevation of the one hundred (100) year flood more than one foot at any point
- * (b) 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 one hundred (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
- * (c) detailed information needed to determine compliance with Section 4.03 F., Storage, and Section 4.04, Development Which May Endanger Human Life, including:
 - * (i) the amount, location and purpose of any materials or substances referred to in Sections 4.03 F. and 4.04 which are intended to be used, produced, stored or otherwise maintained on site.
 - * (ii) 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 Section 4.04 during a one hundred (100) year flood.
- * (d) the appropriate component of the Department of Environmental Resources' "Planing Module for Land Development", or a letter from a public sewer provider acknowledging availability of public sewage.
- * (e) where any excavation or grading is proposed, a plan meeting the requirements of the Department of Environmental Resources, and an approval letter from the Somerset County Conservation District to implement and maintain erosion and sedimentation control.

Section 2.03 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 Permit Officer 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 Permit Officer for possible incorporation into the proposed plan.

Section 2.04 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 Permit Officer to any other appropriate agencies and/or individuals (e.g. planning commission, municipal engineer, etc.) for review and comment.

Section 2.05 Changes

After the issuance of a building permit by the Building Permit Officer, 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 Permit Officer. Requests for any such change shall be in writing, and shall be submitted by the applicant to the Building Permit Officer for consideration.

Section 2.06 Placards

In addition to the building permit, the Building Permit Officer 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 Permit Officer.

Section 2.07 Start of Construction

Work on the proposed construction and/or development shall begin within six (6) months and shall be completed within twelve (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 Permit Officer. 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 extension shall be granted only if a written request is submitted by the applicant, which sets forth sufficient and reasonable cause for the Building Permit Officer to approve such a request

Section 2.08 Inspection and Revocation

- * A. During the construction period, the Building Permit Officer or other authorized official shall inspect the premises to determine that the work is progressing in compliance with the information 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.
- * B. In the discharge of his duties, the Building Permit Officer 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.
- * C. In the event the Building Permit Office 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 Permit Officer shall revoke the building permit and report such fact to the Board of Supervisors for whatever action it considers

necessary.

* D. A record of all such inspections and violations of this Ordinance shall be maintained.

Section 2.09 Fees

* A. Applications for a building permit shall be accompanied by a fee, payable to the municipality based upon the estimated cost of proposed construction as determined by the Building Permit Officer under a schedule of fees set by the Township Supervisors from time to time by resolution and publicly posted at the Township Building or a building permit has been revoked under Section 2.08(c).

* B. Construction has been intended without a building permit or a building permit has been revoked under Section 2.08(c) and the owner later seeks a permit (or new permit) prior to initiation of enforcement action, or \$150.00 administration fee shall be added to the cost of the building permit, upon proof of compliance with all state, local and Federal Rules, regulations and statutes.

Section 2.10 Enforcement

A. Notices

Whenever the Building Permit Officer 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 regulation adopted pursuant thereto, the Building Permit Officer 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 posting on the property, first class mail to the owner or 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.

B. 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 of direction of the Building Permit Officer or any other authorized employee of the municipality shall be guilty of an offense and, upon conviction, shall pay a fine to Conemaugh Township of not less than Twenty-Five (\$25.00) Dollars nor more than Three Hundred (\$300.00) Dollars plus costs of prosecution. In default of such payment, such person shall be imprisoned in county prison for a period not to exceed ten (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 or noncompliance or permit it to continue and all such persons shall be required to correct or remedy such violations and noncompliance 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 Supervisors to be a public nuisance and abatable as such.

Section 2.11 Appeals

- * A. Any person aggrieved by any action or decision of the Building Permit Officer concerning the administration of the provisions of this Ordinance, may appeal to the Zoning Hearing Board. Such appeal must be filed, in writing, within thirty (30) days after the decision or action of the Building Permit Officer.
- * B. Upon receipt of such appeal the Zoning Hearing Board shall set a time and place, within not less than ten (10) nor more than forty-five (45) 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.
- * C. Any person aggrieved by any decision of the Zoning Hearing Board may seek relief therefrom by appeal to court, as provided by the laws of this Commonwealth, including the Pennsylvania Floodplain Management Act.

ARTICLE III - IDENTIFICATION OF FLOODPLAIN AREAS

Section 3.00 Identification

The identified floodplain area shall be those areas of Conemaugh Township, Somerset County, Pennsylvania, which are subject to the one hundred (100) year flood, as identified in the most recent Flood Insurance Study (FIS) prepared for the Conemaugh Township by the Federal Emergency Management Agency (FEMA).

Section 3.01 Description of Floodplain Areas

- * A. FW (floodway area). The areas identified as "floodway" in the Flood Insurance Study prepared by the FIA. The term shall also include floodway areas which have been identified in other available studies or sources of information for those floodplain areas where to floodway has been identified in the Flood Insurance Study.
- * B. FF (flood-fringe area) - the remaining portions of the one hundred (100) year flood elevations as shown in the flood profiles contained in the Flood Insurance Study.
- * C. FE (special floodplain area) - the areas identified as Zone AE in the Flood Insurance Study, where one hundred (100) year flood elevations have been provided, but no floodway has been delineated.

* D. FA (general floodplain area). The areas identified as "approximate 100-year floodplain" in the Flood Insurance Study prepared by the FIA, excluding those areas overlapped by FF areas.

For these areas, elevation and floodway information from other Federal, State, or other acceptable source shall be used when available.

Section 3.02 Changes in Identification of Area

The identified floodplain area may be revised or modified by the Board of Supervisors 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).

Section 3.03 Boundary Disputes

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

ARTICLE IV - TECHNICAL PROVISIONS

Section 4.00 General

* A. 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 Resources, Bureau of Dams and Waterway Management 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.

* B. 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.

Section 4.01 Special Requirements for FW, FE and FA Areas

* A. Within any FW (Floodway Area), the following provisions apply:

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- o 1. Any new construction, development, use, activity or encroachment that would cause any increase in flood heights shall be prohibited.
- o 2. No new construction or development shall be allowed, unless a permit is obtained from the Department of Environmental Resources, Bureau of Dams and Waterway Management
- * B. Within any FE (Special Floodplain Area), no new construction or development shall be allowed unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the elevation of the one hundred (100) year flood more than one (1) foot at any point.
- * C. Within any FE (Special Floodplain Area) or FA (General Floodplain Area), the following provisions apply:
 - o 1. No new construction or development shall be located within the area measured fifty (50) feet landward from the top-of-bank of any watercourse.
 - o 2. Any new construction or development, which would cause any increase in flood heights shall be prohibited within any floodway area.

Section 4.02 Elevation and Floodproofing Requirements

- * A. New Construction
 - o 1. Within any FW, FF or FA area, the lowest floor (including basement of any new or improved construction) shall be at least at the level of the 100 year flood elevation.
 - o 2. Within any FO area, the lowest floor (including basement) shall be at least at the level of the 100 year flood elevation or an additional number of feet equal to the depth number specified in the Flood Insurance Study, above the crown of the nearest street, whichever is greater.
- * B. New Construction
 - o 1. Within any FW, FF or FA area, the lowest floor (including basement of any new or improved construction) shall be at least at the level of the 100 year flood elevation or be designed and constructed so that the space enclosed by such construction shall remain either completely or essentially dry during any flood up to that height.
 - o 2. Within any FO area, the lowest floor (including basement) shall be at least at the level of the 100 year flood elevation or an additional number of feet equal to the depth number specified in the Flood Insurance Study, above the crown of the nearest street, whichever is greater or be designed and constructed so that the space enclosed by such construction shall remain either completely or essentially dry during any flood up to that height.

Any construction, or part thereof, which will not be completely or adequately elevated, shall be designed and constructed to be completely or essentially dry in accordance with the standards contained in the publication entitled, "Floodproofing Regulations" (U.S. Army Corps of Engineers, June 1972), or some other equivalent standard for that type of construction. 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. Notwithstanding the requirements of subsections (a) and (b) above, the lowest floor elevations requirement of any development regulated by Sections 4.04, 4.05, 4.06, and 5.01 shall be one and one-half (12) feet

above the one hundred (100) year flood elevation, or, in an FO area, two (2) feet above the crown of the nearest street, whichever is greater.

* C. Enclosed Space Below the Lowest Floor Enclosed space below the lowest floor (including basement) may be permitted, provided that such space shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

o 1. At least two openings shall be provided, having a total net open area of at least one square inch for every square foot of enclosed space subject to flooding.

o 2. The bottom of all openings shall be no higher than one foot above grade.

o 3. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

* D. 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:

o 1. 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.

o 2. Floor area shall not exceed 600 square feet.

o 3. The structure will have a low damage potential.

o 4. The structure will be located on the site so as to cause the least obstruction to the flow of floodwaters.

o 5. Power lines, wiring, and outlets will be at least one and one-half (12) feet above the 100 year flood elevation.

o 6. Permanently affixed utility equipment and appliances such as furnaces, heaters, washers, dryers, etc. are prohibited.

o 7. Sanitary facilities are prohibited.

o 8. 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:

+ a. a minimum of two openings having a net total area of not less than one (1) square inch for every square foot of enclosed space.

+ b. the bottom of all openings shall be no higher than one (1) foot above grade.

+ c. Openings may be equipped with screens, louvers, etc. or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

Section 4.03 Design and Construction Standards

The following minimum standards shall apply for all construction and development proposed within any identified floodplain area:

* A. Fill

* If fill is used, it shall:

- o 1. extend laterally at least fifteen (15) feet beyond the building line from all points;
- o 2. consist of soil or small rock materials only - Sanitary Landfills shall not be permitted;
- o 3. be compacted to provide the necessary permeability and resistance to erosion, scouring or settling;
- o 4. be no steeper than one (1) vertical to two (2) horizontal, feet unless substantiated data justifying steeper slopes are submitted to and approved by the Building Permit Officer; and
- o 5. be used to the extent to which it does not adversely affect adjacent properties.

* B. 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.

* C. Water and Sanitary Sewer Facilities and Systems

- o 1. 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 floodwaters.
- o 2. Sanitary sewer facilities and systems shall be designed to prevent the discharge of untreated sewage into floodwaters.
- o 3. 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.

* D. 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.

* E. Streets The finished elevation of all new streets shall be no more than one (1) foot below the Regulatory Flood Elevation.

* F. 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 Section 4.04, Development Which May Endanger Human Life, shall be stored at or above the Regulatory Flood Elevation and/or floodproofed to the maximum extent possible.

* G. 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 floodwater.

* H. Anchoring

- o 1. All buildings and structures shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse or lateral movement.
- o 2. 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.

* I. Floors, Walls and Ceilings

- o 1. 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.
- o 2. Plywood used at or below the Regulatory Flood Elevation shall be of a "marine" or "water-resistant" variety.

- o 3. 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.
- o 4. Windows, doors and other components at or below the Regulatory Flood Elevation shall be made of metal or other water-resistant material.
- * J. Paints and Adhesives
 - o 1. Paints or other finishes used at or below the Regulatory Flood Elevation shall be of "marine" or "water-resistant" quality.
 - o 2. Adhesives used at or below the Regulatory Flood Elevation shall be of a "marine" or "water-resistant" variety.
 - o 3. All wooden components (doors, trim, cabinets, etc.) shall be finished with a "marine" or "water-resistant" paint or other finishing material.
- * K. Electrical Components
 - o 1. Electrical distribution panels shall be at least three (3) feet above the one hundred (100) year flood elevation.
 - o 2. Separate electrical circuits shall serve lower levels and shall be dropped from above.
- * L. 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.
- * M. Fuel Supply Systems All gas and oil supply systems shall be designed to prevent the infiltration of floodwaters into the system and discharges from the system into floodwaters. Additional provisions shall be made for the drainage of these systems in the event that floodwater infiltration occurs.

Section 4.04 Development Which May Endanger Human Life

- * A. In accordance with the Pennsylvania Floodplain Management Act, and the regulations adopted by the Department of Community Affairs as required by the Act, any new or substantially improved structure which:
 - o - will be used for the production or storage of any of the following dangerous materials or substances; or,
 - o - 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
 - o - will involve the production, storage or use of any amount of radioactive substances;
 - o shall be subject to the provisions of this section, in addition to all other applicable provisions.
 - o
- * The following list of materials and substances are considered dangerous to human life:
 - o
 - o 1. Acetone
 - o 2. Ammonia
 - o 3. Benzene
 - o 4. Calcium carbide
 - o 5. Carbon disulfide

- o 6. Celluloid
- o 7. Chlorine
- o 8. Hydrochloric acid
- o 9. Hydrocyanic acid
- o 10. Magnesium
- o 11. Nitric acid and oxides of nitrogen
- o 12. Petroleum products (gasoline, fuel oil, etc.)
- o 13. Phosphorus
- o 14. Potassium
- o 15. Sodium
- o 16. Sulphur and sulphur products
- o 17. Pesticides (including insecticides, fungicides and rodenticides)
- o 18. Radioactive substances, insofar as such substances are not otherwise regulated.
- * B. Within any FW (Floodway Area), any structure of the kind described in Subsection A above shall be prohibited.
- * C. Within any FE (Special Floodplain Area) or FA (General Floodplain Area), any new or substantially improved structure of the kind described in Subsection A above shall be prohibited within the area measured fifty (50) feet landward from the top-of-bank of any watercourse.
- * D. Where permitted within any floodplain area, any new or substantially improved structure of the kind described in Subsection A above shall be:
 - o 1. elevated or designed and constructed to remain completely dry up to at least one and one-half (12) feet above the one hundred (100) year flood; and
 - o 2. designed to prevent pollution from the structure or activity during the course of a one hundred (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), or with some other equivalent watertight standard.

Section 4.05 Special Requirements for Manufactured Homes

- * A. Within any FA (General Floodplain Area) or FE (Special Floodplain Area), manufactured homes shall be prohibited within the area measured fifty (50) feet landward from the top-of-bank of any watercourse.
- * B. Where permitted within any floodplain area, all manufactured homes, and any additions (or improvements) thereto, shall be:
 - o 1. placed on a permanent foundation.
 - o 2. elevated so that the lowest floor of the manufactured home is one and one-half (12) feet or more above the elevation of the one hundred (100) year flood.
 - o 3. anchored to resist flotation, collapse or lateral movement.

Section 4.06 Mobile Homes, Flood-Fringe (FF), FO and FA Areas

A. All mobile homes and any additions thereto shall be placed on a permanent foundation and anchored to resist flotation, collapse or lateral movement by providing over-the-top and frame ties to ground anchors in accordance with the American National Standards Institute and National Fire Protection Association standards as specified in the Standard for the Installation of Mobile Homes Including Mobile Home Park Requirements (NFPA No. 501-A-1974); ANSI A119.3-1975, amended for mobile homes in hurricane zones, or with other appropriate standards, such as the following:

- * 1. Over-the-top ties shall be provided at each of the four corners of the mobile home, one with two additional ties per side at intermediate locations for units fifty feet in length.
- * 2. Frame ties shall be provided at each corner of the mobile home, with five additional ties per side at intermediate locations for units fifty feet or more in length, and four additional ties per side for units less than fifty feet in length.
- * 3. All components of the anchoring system shall be capable of carrying a force of 4,800 pounds.

ARTICLE V - ACTIVITIES REQUIRING SPECIAL PERMITS

Section 5.00 General

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

- * 1. hospitals,
- * 2. nursing homes, or
- * 3. jails or prisons.

B. The commencement of, or any construction of, a new manufactured home park or manufactured home subdivision, or substantial improvement to an existing manufactured home park or manufactured home subdivision.

Section 5.01 Application Requirements for Special Permits

Applicants for Special Permits shall provide five (5) copies of the following items:

- A. A written request including a completed Building Permit Application Form.
- B. A small scale map showing the vicinity in which the proposed site is located.
- C. A plan of the entire site, clearly and legibly drawn at a scale of one (1) inch being equal to one hundred (100) feet or less, showing the following: 1. north arrow, scale and date; 2. topography based upon the National Geodetic Vertical Datum of 1929, showing existing and proposed contours at intervals of two (2) feet; 3. all property and lot lines including dimensions and the size of the site expressed in acres or square feet; 4. the location of all existing streets, drives, other accessways and parking areas, with information concerning widths, pavement types and construction, and elevations; 5. 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; 6. the location of the floodplain boundary line, information and spot elevations concerning the one hundred (100) year flood elevations, and information concerning the flow of water, including direction and velocities; 7. the location of all proposed buildings, structures, utilities, and any other improvements; and 8. any other information which the municipality considers necessary for adequate review of the application.
- D. Plans of all proposed buildings, structures and other improvements, clearly and legibly drawn at suitable scale, showing the following: 1. sufficiently detailed architectural or engineering drawings, including floor plans, sections and exterior building elevations, as appropriate; 2. for any proposed building, the elevation of the lowest floor (including basement) and, as required, the elevation of any other floor; 3. complete information concerning flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the one hundred (100) year flood; 4. detailed information concerning any proposed floodproofing measures; 5. cross section drawings for all proposed streets, drives, other accessways, and parking areas, showing all rights-of-way and pavement widths; 6. profile drawings for all proposed streets, drives and vehicular accessways, including existing and proposed grades; and 7. plans and profiles of all proposed sanitary and storm sewer systems, water supply systems, and any other utilities and facilities.
- E. The following data and documentation: 1. 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; 2. certification from a registered professional engineer, architect or landscape architect that the proposed construction has been adequately designed to protect against damage from the one hundred (100) year flood; 3. a statement certified by a registered professional engineer, architect, land-scape 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 one hundred (100) year flood, including a statement concerning the effects such pollution may have on human life; 4. a statement certified by a registered professional engineer, architect or land-scape architect, which contains a complete and accurate description of the effects the proposed development will have on the one hundred (100) year flood elevations and flows; 5. a statement certified by a registered

professional engineer, architect or land-scape 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 one hundred (100) year flood elevation and the effects such materials and debris may have on one hundred (100) year flood elevation and flows; 6. the appropriate component of the Department of Environmental Resources' "Planning Module for Land Development"; 7. where any excavation or grading is proposed, a plan meeting the requirements of the Department of Environmental Resources to implement and maintain erosion and sedimentation control; 8. any other applicable permits such as, but not limited to, a permit for any activity regulated by the Department of Environmental Resources under Section 302 of Act 1978-166; and 9. an evacuation plan which fully explains the manner in which the site will be safely evacuated before or during the course of a one hundred (100) year flood.

Section 5.02 Application Review Procedures

Upon receipt of an application for a Special Permit by Conemaugh Township, the following procedures shall apply in addition to those of Article II:

- A. Within three (3) 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 Conemaugh Township Planning Commission and Township Engineer for review and comment.
- B. If an application is received that is incomplete, the Township shall notify the applicant in writing, stating in what respect the application is deficient
- C. If the Township decides to disapprove an application, it shall notify the applicant, in writing, of the reasons for the disapproval.
- D. 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 (5) working days after the date of approval.
- E. Before issuing the Special Permit, the Township shall allow the Department of Community Affairs thirty (30) days, after receipt of the notification by the Department, to review the application and decision made by the Township.
- F. If the Township does not receive any communication from the Department of Community Affairs during the thirty (30) day review period, it may issue a Special Permit to the applicant.
- G. 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.

Section 5.03 Special Technical Requirements

A. In addition to the requirements of Article IV 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 Article W of this Ordinance or in any other code, ordinance or regulation, the more restrictive provision shall apply.

B. 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: 1. 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: (a) the structure will survive inundation by waters of the one hundred (100) year flood without any lateral movement or damage to either the structure itself, or to any of its equipment or contents below the one hundred (100) year flood elevation. (b) the lowest floor elevation will be at least one and one-half (12) feet above the one hundred (100) year flood elevation. (c) the occupants of the structure can remain inside for an indefinite period of time and be safely evacuated at any time during the one hundred (100) year flood. 2. Prevent any significant possibility of pollution, increased flood levels or flows or debris endangering life and property. 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.

ARTICLE VI - EXISTING STRUCTURES IN IDENTIFIED FLOODPLAIN AREAS

Section 6.00 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 Section 6.01 shall apply.

Section 6.01 Improvements

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

- * A. 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 one hundred (100) year flood.
- * B. No expansion or enlargement of an existing structure shall be allowed within any FE area that would, together with all other existing and anticipated development, increase the one hundred (100) year flood elevation more than one (1) foot at any point.
- * C. Any modification, alteration, reconstruction or improvement of any kind to an existing structure, to an extent or amount of fifty (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.
- * D. Any modification, alteration, reconstruction or improvement of any kind to an existing structure, to an extent or amount of less than fifty (50) percent of its market value, shall be elevated and/or floodproofed to the greatest extent possible.

ARTICLE VII - VARIANCES

Section 7.00 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 Zoning Hearing Board may, upon request, grant relief from the strict application of the requirements.

Section 7.01 Variance Procedures and Conditions

Requests for variances shall be considered by the Township Zoning Hearing Board in accordance with the procedures contained in Section 2.11 and the following:

- * A. No variance shall be granted for any construction, development, use, or activity within any floodway area that would cause any increase in the one hundred (100) year flood elevation.
- * B. No variance shall be granted for any construction, development, use, or activity within any FE area that would, together with all other existing and anticipated development, increase the one hundred (100) year flood elevation more than one (1) foot at any point.
- * C. Except for a possible modification of the one and one-half (12) foot freeboard requirement involved, no variance shall be granted for any of the other requirements pertaining specifically to development regulated by Special Permit (Article V) or to Development Which May Endanger Human Life (Section 4.04).
- * D. If granted, a variance shall involve only the last modification necessary to provide relief.
- * E. In granting any variance, the Zoning Hearing Board 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.
- * F. Whenever a variance is granted, the Township shall notify the applicant in writing that:
 - o 1. The granting of the variance may result in increased premium rates for flood insurance.
 - o 2. Such variances may increase the risks to life and property.

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

- o 1. That there is good and sufficient cause.
- o 2. That failure to grant the variance would result in exceptional hardship to the applicant.
- o 3. 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.

* H. 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 one hundred (100) year flood.

ARTICLE VIII - DEFINITIONS

Section 8.00 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.

Section 8.01 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 - any area of a 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 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. Construction - the construction, reconstruction, renovation, repair, extension, expansion, alteration or relocation of a building or structure, including the placement of manufactured homes.
- * 6. Development - any man-made change to improved or unimproved real estate, including; but not limited to buildings or other structures, the placement of manufactured homes, streets and other paving, utilities, filling, grading, excavation, mining, dredging or drilling operations and the subdivision of land.
- * 7. 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.
- * 8. Flood - a temporary inundation of normally dry land areas.

- * 9. 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.
- * 10. 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.
- * 11. Floodway - the designated area of a floodplain required to carry and discharge floodwaters of a given magnitude. For the purposes of this Ordinance, the floodway shall be capable of accommodating a flood of the one hundred (100) year magnitude.
- * 12. Historic structure - any structure that is:
 - o
 - o 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;
 - o b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical district preliminarily determined by the Secretary to qualify as a registered historic district;
 - o c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
 - o d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - +
 - + (1) By an approved state program as determined by the Secretary of the Interior or
 - + (2) Directly by the Secretary of the Interior in states without approved programs.
 - +
- * 13. Identified floodplain area - the floodplain area specifically identified in this Ordinance as being inundated by the one hundred (100) year flood. Includes would - be areas identified as floodway (FW), Flood-Fringe (FF) and General Flood Plain (FA), and the Special Floodplain (FE).
- * 14. Land development - (i) the improvement of one lot, or two or more contiguous lots, tracts or parcels of land for any purpose involving (a) a group of two or more buildings or (b) the division or allocation of land or space between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features; (ii) a subdivision of land.
- * 15. Lowest Floor - the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable for parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.
- * 16. Manufactured 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.

- * 17. Manufactured 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.
- * 18. 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 exit-way requirements; nor shall minor repairs include addition to alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.
- * 19. Mobile Home - means a transportable, single-family dwelling intended for a permanent occupancy, office or place of assembly, contained in one or more sections, built on a permanent chassis, which arrives at a site complete 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 placed on a site for more than 180 consecutive days.
- * 20. New Construction - structures for which the start of construction commenced on or after November 2, 1984, and includes any subsequent improvements thereto.
- * 21. One hundred year flood - a flood that, on the average, is likely to occur once every one hundred (100) years (i.e. that has one (1) percent chance of occurring each year, although the flood may occur in any year).
- * 22. 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.
- * 23. Recreational vehicle - a vehicle which is (i) built on a single chassis; (ii) not more than 400 square feet, measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light-duty truck; (iv) not designed for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
- * 24. Regulatory flood elevation - the one hundred (100) year flood elevation plus a freeboard safety factor of one and one-half (1.5) feet.
- * 25. 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.
- * 26. 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.
- * 27. Subdivision - the division or re-division 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, 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 residential dwellings shall be exempted.
- * 28. 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 fifty (50) percent or more of the market value of the structure before the damage occurred.

* 29. Substantial improvement - any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (a) before the improvement or repair is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred.