

## CHAPTER 2

### **BUILDING CONSTRUCTION AND MAINTENANCE**

#### ARTICLE I

#### BUILDING CODES

*History - Adopted by the Board of Supervisors of Center Township as Ordinance No. 97-4-4, April 16, 1997, and amended by Ordinance No. 97-9-6, September 1997, Ordinance No. 97-9-7, September 1997, Ordinance No. 97-9-8, September 1997, Ordinance No. 97-9-9 September 1997, Ordinance No. 97-10-10, October 1997, Ordinance No. 98-4-6, April 1998, Ordinance No. 2002 05-05, May 2002, Ordinance No. 2007-02-04, February 14, 2007.*

#### **§2-101 General**

The Township of Center elects to administer and enforce the provisions of the Pennsylvania Construction Code, Act 45 of 1999, 35 P.S. §§7210.101-7210.1103, as amended from time to time, and its regulations. The Uniform Construction Code, contained in 34 Pa. Code, Chapters 401-405, as amended from time to time, is hereby adopted and incorporated herein by reference as the municipal building code of this Township.

#### **§2-102 Administration/Enforcement**

- A. The Township Supervisors shall, from time to time, by Resolution, administer this Article in any of the following ways.
  1. By designation of an employee of the Township to serve as the municipal code official to act on behalf of the Township.
  2. By the retention of one or more construction code officials or third-party agencies to act on behalf of the Township.
  3. By agreement with one or more other municipalities for the joint administration and enforcement of the Pennsylvania Construction Code Act, Act 45 of 1999, through an inter-municipal agreement.
  4. By entering into a contract with another municipality for the administration and enforcement of the Pennsylvania Construction Code Act, Act 45 of 1999, on behalf of this Municipality.

5. 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.

- B. All building code ordinances or portions of ordinances which were adopted by this Township on or before July 1, 1999, and which equal or exceed the requirements of the Code shall continue in full force and effect until such time as such provisions fail to equal or exceed the minimum requirements of the Code, as amended from time to time.
- C. All building code ordinances or portions of ordinances which are in effect as of the effective date of this Chapter and whose requirements are less than the minimum requirements of the Code are hereby amended to conform with the comparable provisions of the Code.

#### **§2-103 Board of Appeals**

The Center Township Board of Supervisors shall, from time to time, by resolution establish a Board of Appeals in conformity with the requirements of the relevant provisions of the Code, as amended from time to time, and for the purposes set forth therein. If, at any time enforcement and administration is undertaken jointly with one or more other municipalities, the Board of Appeals shall be established by joint action of the participating municipalities.

#### **§2-104 Code Amendments**

The Township of Center may from time to time, by resolution, adopt, change, alter, or amend this Article or Sections, as the Township Supervisors deems appropriate or necessary for the administration of this Article.

#### **§2-105 Fees**

The Township Supervisors may, from time to time, by resolution adopt, change, alter, or amend fees for any permits, services, certificates, or inspections authorized by this Article.

#### **§2-106 Certificate of Occupancy**

No structure, renovation to a structure, addition to a structure and/or change of occupancy to any part of

a structure, whether residential, commercial or industrial shall be occupied until a Certificate of Occupancy is issued by the Building Code Official designated by the Township Supervisors in accordance with this Article. No such Certificate of Occupancy shall be issued until all inspections as required by this Article have been completed, and all associated fees have been paid to the Township. The owner of any property for which a permit is required, along with the applicant and all associated contractors and design professionals, for said permit shall be liable to the Township for any such fees for permits and inspections.

Each day a violation continues shall be deemed to be a separate offense and shall be subject, in all respects, to the same penalties as the first offense, and separate proceedings may be instituted and separate penalties imposed for each day's offense.

**§2-107 Violations and Penalties**

- A. If at any time the Building Official or Code Enforcement Officer determines that a property owner, contractor, permit applicant, or any other person connected with the construction, installation, or renovation has violated any provision of this Article or any amendments thereto, the said Building Official or Code Enforcement Officer shall have the right to suspend any permit issued, issue a stop work order, deny any occupancy permit, and refuse to permit any further construction or installation.
- B. In the event of a violation of any provisions of this Article, no Certificate of Occupancy shall be issued for any such structure determined to be in violation by the Building Official or Code Enforcement Officer and no such structure shall be occupied by any person until such violation is abated.
- C. The Township may proceed with an action of law and/or in equity to enforce the provisions of this Article and the proceeding with such legal action shall not prohibit the Township from seeking to impose other penalties prescribed by this Article nor from suspending construction or issuing a stop work order as provided for in this Article.
- D. In addition to, or separate from, the actions set forth above any person violating this Article, or any part thereof, may be charged and shall upon conviction before a District Justice pay a fine of not more than one thousand dollars (\$1,000.00) and be subject to imprisonment of not more than ninety (90) days in the Butler County Prison.

**§2-108 Exceptions to the International Residential Code**

<b>Table No. R-301.2(1)</b>											
<b>CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA</b>											
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			WEATHERING <sup>A</sup>	FRONT LINE DEPTH <sup>B</sup>	TERMITE <sup>C</sup>	DECAY <sup>D</sup>					
25	90	A	Severe	36"	mod to heavy	slight to mod	0°	Yes	5-10-89 6-19-89	1,000	48°F

For SI: 1 pound per square foot = 0.0479 kN/m.02, 1 mile per hour = 1.609 km/h.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure RR301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure RR403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table with "very heavy," "moderate to heavy," "slight to moderate," or "none to slight" in accordance with Figure RR301.2(6) depending on whether there has been a history of local damage.
- d. The jurisdiction shall fill in this part of the table with "moderate to severe," "slight to moderate," or "none to slight" in accordance with Figure RR301.2(7) depending on whether there has been a history of local damage.
- e. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure RR301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with §RR301.2.1.4.
- f. Refer to Table RN1101.2, "Winter Design Dry-bulb Temperature" column.
- g. The jurisdiction shall fill in this part of the table with the Seismic Design Category determined from §RR301.2.2.1.
- h. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the currently effective FIRM and FBFM, or other flood hazard map adopted by the community, as may be amended.
- i. In accordance with Sections R905.2.7.1, R905.4.3, R905.5.3, R905.6.3, R905.7.3 and R905.8.3, for areas where the average daily temperature in January is 25°F (-4°C) or less, or where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- j. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure §403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index - USA Method (Base 32° Fahrenheit)" at [www.ncdc.noss.gov/fpsf.html](http://www.ncdc.noss.gov/fpsf.html).
- k. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index - USA Method (Base 32° Fahrenheit)" at [www.ncdc.noss.gov/fpsf.html](http://www.ncdc.noss.gov/fpsf.html).

**ARTICLE II**  
**RESERVED FOR FUTURE USE**

**ARTICLE III**  
**CONSTRUCTION TRAILERS**

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*History: Adopted by the Board of Supervisors of Center Township as Ordinance No. 99-10-7, October 13, 1999.*

**§2-301 General**

Any applicant for a building permit who utilizes a construction trailer shall at the time of application for a building permit obtain a permit from the Township for each construction trailer on the site. The cost of the permit shall be determined from time-to-time by resolution of the Board of Supervisors. No construction trailer may be utilized without first obtaining a permit from the Township.

**§2-302 Construction Trailer Regulations**

Construction trailers shall be permitted only during the time that construction work under a valid building permit is in progress.

- A. A permit for a construction trailer shall be renewed every six (6) months upon demonstration by the applicant that construction is still in progress and is being diligently pursued.
- B. Any expiration, suspension, or revocation of the building permit for the construction to which the construction trailer is related shall result in the expiration, suspension, or revocation of the permit for the construction trailer.
- C. The construction trailer shall be located on the site so as to not impede the free flow of construction and employee vehicles entering and leaving the site. The construction trailer shall not be located within fifty feet (50') of any property line adjoining residential use or zoning classification.
- D. The use of construction trailers shall be limited to a temporary field office and storage of incidental equipment and supplies, and it shall not be used for dwelling purposes.
- E. Only two (2) construction trailers shall be permitted on the site in a residential zoning district.
- F. No combustible materials shall be stored in the construction trailer.
- G. All construction trailers shall be removed within forty-eight (48) hours of the completion of

construction or the expiration of the building permit for the construction to which it is related, whichever occurs first.

**§2-303 Violations and Penalties**

Any person, partnership, or corporation who violates this Article shall be subject to all enforcement remedies as set forth in Chapter 20, Article XXIII, Section 20-2305, of this Codification, and any amendments thereto.

**ARTICLE IV**  
**BUILDING NUMBERING**

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*History - Adopted by the Board of Supervisors of Center Township as Article No. 1997-1-1, January 6, 1997.*

**§2-401 Street Number Regulations**

The owners of all building or property within the Township to which street numbers have been assigned shall have the street number prominently displayed in accordance with the following standards. For purposes of this Article, a "street number" is an address number assigned and given to a particular building or property by the Butler County Emergency Management Services and U.S. Postal Service.

- A. Each building to which a street number has been assigned shall have a street number displayed upon the building except that for buildings which are located a distance greater than one hundred feet (100') from the nearest public roadway or upon which signage cannot be attached which would be readable from the nearest public roadway by reason of natural or manmade obstructions, the owner of said property shall be required to provide posted signage within fifty feet (50') of the pavement edge/cartway of the public roadways, which post shall have affixed thereon a street number which has been assigned to the building.
- B. The assigned street numbers shall be either affixed directly to the building or post or, displayed upon a sign affixed to the building or post. In addition to numbers affixed to the building or post, if the building provides a rural-style mailbox along the roadway, assigned street numbers shall be placed on the box so they can be seen by emergency personnel approaching from either direction.
- C. The street numbers shall be displayed in such a manner that the numbers will contrast in color with the background and will be observed and readable from the nearest public roadway. All numbers shall be in standard Arabic numerals, not less than four inches (4") in height. The numbers shall be reflective for greater night-time visibility.
- D. If for any reason the street number of a particular building is not readily identifiable by posted signage along the roadway whether due to the proximity of multiple buildings with

different street numbers or some other reason, then the street number shall be affixed to the building as well as posted by the road.

- E. If a single building has multiple street numbers or apartment numbers, then a building directory shall be posted at the main entrance.

**§2-402 Private Roadway Signs**

The owner or owners of all private drives, roadways or easements used for vehicle access to multiple properties where the drives and roadways are not recognized as Township roads and which are referenced in the addresses of property owners whose residence or business abuts said private drives or roadways shall, in addition to the other requirements set forth in this Article, install a sign which identifies the private road or private drive name as adopted by the Township, with said signage to be placed at the entrance where the private road or private drive intersects with the public roadway, in such manner so as to be readily observable by persons traveling upon the public roadway, but not creating an obstruction to visibility of motorists.

**§2-403 Prohibited Activities**

It shall be unlawful to cover, conceal, obstruct, destroy, remove, deface or vandalize any street number or road/street name sign or placard, installed or displayed pursuant to and in accordance with the requirements of this Article.

**§2-404 Enforcement**

The proper officers of the Township are hereby authorized to take necessary and proper action to establish, implement and enforce the standardized system of property address numbering and street/road name sign placement as provided for in this Article and to comply with the requirements of the Automatic Location Information Needs of the Butler 9-1-1 System.

Upon determining that a building or property owner has not complied with the street numbering or road name signage regulations of this Article, the Township Supervisors or their designated representative, with the Supervisors' consent, may pursue any of the following enforcement remedies:

- A. The Supervisors may provide written notice to the owners, occupants and other persons in possession of buildings or property which has

not been numbered in accordance with these regulations, of the violation and need to comply.

sentenced to imprisonment for not more than ten (10) days.

- B. In the event that persons persist in refusing to comply with these regulations despite notices to do so, the Supervisors may issue a written order directing the owners, occupants or others in possession of the buildings or property in violation of this Article to comply with the applicable requirements of this Article. Any person who is aggrieved by any order issued pursuant to this Article may appeal to the Township Supervisors by filing a written notice of appeal with the office of the Township Secretary within ten (10) days of the date of the subject order of notice.
- C. In the event the property owners or occupants or possessors fail or refuse to take action in accordance with the notices and an order issued pursuant to this Article, the Township Supervisors may provide the signage, as necessary, in order to bring the property owner into compliance with the standards promulgated in this Article. The Township may recover the cost of materials and labor for the purchase and installation of signage from the property owners, occupants or possessors reasonable administrative fees, interest or other charges allowed by law.

In the event the owners, occupants or possessors of the subject property fail to pay the cost of such installation as determined and approved, then the Township may institute proceedings at law to collect the full costs together with all penalties, interest, fees, and other charges which are authorized by applicable law, or may take action to assess these costs and charges against the premises and the owners thereof and collect same as a municipal lien or take other action to collect these sums as may be permitted by law.

**§2-405 Penalty for Violation**

Any person who shall be found to have engaged in prohibited unlawful conduct as set forth in this Article or who shall willingly fail to comply with the street numbering regulations, shall be guilty of a summary offense and shall upon conviction be sentenced to pay a fine of no less than two hundred dollars (\$200.00) and no more than five hundred dollars (\$500.00), together with court costs, and upon default in payment of the fine, shall be

## ARTICLE V

### CONSTRUCTION IN FLOODPRONE AREAS

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*History: Adopted by the Board of Supervisors of Center Township, as Ordinance No. 89-65, May 10, 1989, as amended by Ordinance No. 2004-12-11, December 8, 2004 and Ordinance No. 2018-04-02, April 9, 2018.*

#### §2-501 Intent

The intent of this Article 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.
- E. Comply with Federal and State floodplain management requirements.

#### §2-502 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 Township of Center unless a Permit has been obtained from the Floodplain Administrator.
- B. A Permit shall not be required for minor repairs to existing buildings or structures.

#### §2-503 Abrogation and Greater Restrictions

This Article supersedes any other conflicting provisions 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.

#### §2-504 Severability

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

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

#### §2-505 Warning and Disclaimer of Liability

- A. The degree of flood protection sought by the provisions of this Article is considered reasonable for regulatory purposes and is based on accepted engineering methods of study. Larger floods may occur or flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This Article 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.
- B. This Article shall not create liability on the part of the Township of Center or any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made thereunder.

#### §2-506 Designation of the Floodplain Administrator

- A. The Center Township Zoning Officer is hereby appointed to administer and enforce this ordinance and is referred to herein as the Floodplain Administrator. The Floodplain Administrator may:
  1. Fulfill the duties and responsibilities set forth in these regulations,
  2. Delegate duties and responsibilities set forth in these regulations to qualified technical personnel, plan examiners, inspectors, and other employees, or
  3. Enter into a written agreement or written contract with another agency or private sector entity to administer specific provisions of these regulations.
- B. Administration of any part of these regulations by another entity shall not relieve the community of its responsibilities pursuant to the participation requirements of the National Flood Insurance Program as set forth in the Code of Federal Regulations at 44 C.F.R. Section 59.22.
- C. In the absence of a designated Floodplain Administrator, the Floodplain Administrator



duties are to be fulfilled by the Chairman of the Board of Supervisors.

**§2-507 Permits Required**

A Permit shall be required before any construction or development is undertaken within any area of the Township of Center.

**§2-508 Duties and Responsibilities of the Floodplain Administrator**

- A. The Floodplain Administrator shall issue a 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.
- B. Prior to the issuance of any permit, the Floodplain Administrator 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.
- C. In the case of existing structures, prior to the issuance of any Development/Permit, the Floodplain Administrator shall review the history of repairs to the subject building, so that any repetitive loss concerns can be addressed before the permit is issued.
- D. During the construction period, the Floodplain Administrator 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/she shall make as many inspections during and upon completion of the work as are necessary.
- E. In the discharge of his/her duties, the Floodplain Administrator 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.

- F. In the event the Floodplain Administrator 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 Floodplain Administrator shall revoke the Permit and report such fact to the Board of Supervisors for whatever action it considers necessary.
- G. The Floodplain Administrator shall maintain in perpetuity all records associated with the requirements of this ordinance including, but not limited to, finished construction elevation data, permitting, inspection and enforcement.
- H. The Floodplain Administrator is the official responsible for submitting a biennial report to FEMA concerning community participation in the National Flood Insurance Program.
- I. The responsibility, authority and means to implement the commitments of the Floodplain Administrator can be delegated from the person identified. However, the ultimate responsibility lies with the person identified in the floodplain ordinance as the floodplain administrator/manager.
- J. The Floodplain Administrator shall consider the requirements of the 34 PA Code and the 2009 IBC and the 2009 IRC or latest revisions thereof.

**§2-509 Application Procedures and Requirements**

- A. Application for such a Permit shall be made, in writing, to the Floodplain Administrator on forms supplied by the Township of Center. 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 including address.
  - 5. Listing of other permits required.
  - 6. Brief description of proposed work and estimated cost, including a breakout of flood-related cost and the market value of the building before the flood damage occurred where appropriate.
  - 7. A plan of the site showing the exact size

- and location of the proposed construction 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 Permits shall provide all the necessary information in sufficient detail and clarity to enable the Floodplain Administrator to determine that:
1. 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;
  2. all utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage;
  3. adequate drainage is provided so as to reduce exposure to flood hazards;
  4. structures will be anchored to prevent floatation, collapse, or lateral movement;
  5. building materials are flood-resistant;
  6. appropriate practices that minimize flood damage have been used; and
  7. electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities have been designed and located to prevent water entry or accumulation.
- C. Applicants shall file the following minimum information plus any other pertinent information as may be required by the Floodplain Administrator to make the above determination:
1. A completed 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. the location of all existing and proposed buildings, structures, and other improvements, including the location of any existing or proposed subdivision and development;
  - d. the location of all existing streets, drives, and other access ways; and
  - e. 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 North American Vertical Datum of 1988;
  - b. the elevation of the base flood;
  - c. supplemental information as may be necessary under 34 PA Code, the 2009 IBC or the 2009 IRC.
4. The following data and documentation:
- a. detailed information concerning any proposed floodproofing measures and corresponding elevations
  - b. if available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a base flood; and Floodway Area (See Section 2-518.A) when combined with all other existing and anticipated development, will not increase the base flood elevation at any point.
  - c. documentation, certified by a registered professional engineer or architect, to show that the cumulative effect of any proposed development within an AE Area/District without floodway (See Section 2-518.B) when combined with all other existing and anticipated development, will not increase the base flood elevation more than one (1) foot at any point within the community.
  - d. documentation, certified by a

registered professional engineer or architect, to show that the cumulative effect of any proposed development within any Identified Floodplain Area (See Section 2-517) when combined with all other existing and anticipated development, will not cause any increase in the base flood elevation. (If chosen, delete b and c above)

- e. 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 base flood.

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

- f. detailed information needed to determine compliance with Section 2-524.F, Storage, and Section 2-525, Development Which May Endanger Human Life, including:
  - 1) the amount, location and purpose of any materials or substances referred to in Sections 2-524.F and 2-525 which are intended to be used, produced, stored or otherwise maintained on site.
  - 2) 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 2-525 during a base flood.
  - 3) 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.

- D. Applications for Permits shall be accompanied by a fee, payable to the municipality based upon the estimated cost of the proposed construction as determined by the Floodplain Administrator.

#### **§2-510 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 Floodplain Administrator to the County Conservation District for review and comment prior to the issuance of a Permit. The recommendations of the Conservation District shall be considered by the Floodplain Administrator for possible incorporation into the proposed plan.

#### **§2-511 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 Floodplain Administrator to any other appropriate agencies and/or individuals (e.g. planning commission, municipal engineer, etc.) for review and comment.

#### **§2-512 Changes**

After the issuance of a Permit by the Floodplain Administrator, 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 Floodplain Administrator. Requests for any such change shall be in writing, and shall be submitted by the applicant to Floodplain Administrator for consideration.

#### **§2-513 Placards**

In addition to the Permit, the Floodplain Administrator 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 Permit, the date of its issuance, and be signed by the Floodplain Administrator.

#### **§2-514 Start of Construction**

- A. Work on the proposed construction or development shall begin within 180 days after the date of issuance of the development

permit. Work shall also be completed within twelve (12) months after the date of issuance of the permit or the permit shall expire unless a time extension is granted, in writing, by the Floodplain Administrator. The issuance of development permit does not refer to the zoning approval.

B. The actual start of construction means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufacture home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first, alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

C. Time extensions shall be granted only if a written request is submitted by the applicant, who sets forth sufficient and reasonable cause for the Floodplain Administrator to approve such a request and the original permit is compliant with the ordinance & FIRM/FIS in effect at the time the extension is granted.

#### **§2-515 Enforcement**

##### **A. Notices**

Whenever the Floodplain Administrator 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 Floodplain Administrator shall give notice of such alleged violation as hereinafter provided. Such notice shall:

1. be in writing;
2. include a statement of the reasons for its issuance;

3. allow a reasonable time not to exceed a period of thirty (30) days for the performance of any act it requires;
4. 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;
5. contain an outline of remedial actions which, if taken, will effect compliance with the provisions of this Article.

##### **B. Penalties**

Any person who fails to comply with any or all of the requirements or provisions of this Article or who fails or refuses to comply with any notice, order of direction of the Floodplain Administrator or any other authorized employee of the municipality shall be guilty of a misdemeanor and upon conviction shall pay a fine to Center Township, of not less than Twenty-five Dollars (\$25.00) nor more than Six Hundred Dollars (\$600.00) plus costs of prosecution. In addition to the above penalties all other actions are hereby reserved including an action in equity for the proper enforcement of this Article. The imposition of a fine or penalty for any violation of, or noncompliance with this Article shall not excuse the violation or noncompliance or permit it to continue. 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 Article may be declared by the Board of Supervisors to be a public nuisance and abatable as such.

#### **§2-516 Appeals**

- A. Any person aggrieved by any action or decision of the Floodplain Administrator concerning the administration of the provisions of this Article, may appeal to the Center Township Zoning Hearing Board. Such appeal must be filed, in writing, within thirty (30) days after the decision, determination or action of the Floodplain Administrator.
- B. Upon receipt of such appeal the Zoning Hearing

Board shall consider the appeal in accordance with the Municipal Planning Code and any other local ordinance.

- C. Any person aggrieved by any decision of the Zoning Hearing Board may seek relief therefrom by appeal to the Court of Common Pleas, as provided by the laws of this State including the Pennsylvania Flood Plain Management Act.

**§2-517 Identification of Floodplains**

The identified floodplain area shall be:

- A. any areas of Center Township, classified as Special Flood Hazard Areas (SFHAs) in the Flood Insurance Study (FIS) and the accompanying Flood Insurance Rate Maps (FIRMs) dated August 2, 2018 and issued by the Federal Emergency Management Agency (FEMA) or the most recent revision thereof, including all digital data developed as part of the Flood Insurance Study and,
- B. any Community Identified Flood Hazard Areas

The above referenced FIS and FIRMs, and any subsequent revisions and amendments are hereby adopted by Center Township and declared to be a part of this Article.

**§2-518 Description and Special Requirements of Identified Floodplain Areas**

The identified floodplain area shall consist of the following specific areas:

- A. The Floodway Area shall be those areas identified in the FIS and the FIRM as floodway and which represent the channel of a watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without increasing the water surface elevation by more than one (1) foot at any point. This term shall also include floodway areas which have been identified in other available studies or sources of information for those Special Flood Hazard Areas where no floodway has been identified in the FIS and FIRM.
  - 1. Within any floodway area, no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted unless it has been demonstrated through hydrologic and hydraulic analysis

performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

- 2. Within any floodway area, no new construction or development shall be allowed, unless the appropriate permit is obtained from the Department of Environmental Protection Regional Office.
- B. The AE Area/District shall be those areas identified as an AE Zone on the FIRM included in the FIS prepared by FEMA for which base flood elevations have been provided.
  - 1. The AE Area adjacent to the floodway shall be those areas identified as an AE Zone on the FIRM included in the FIS prepared by FEMA for which base flood elevations have been provided and a floodway has been delineated.
  - 2. AE Area without floodway shall be those areas identified as an AE zone on the FIRM included in the FIS prepared by FEMA for which base flood elevations have been provided but no floodway has been determined.
    - a. No permit shall be granted for any construction, development, use, or activity within any AE Area/District without floodway unless it is demonstrated that the cumulative effect of the proposed development would not, together with all other existing and anticipated development, increase the BFE more than one ( 1) foot at any point.
    - b. No new construction or development shall be located within the area measured fifty (50) feet landward from the top-of-bank of any watercourse, unless the appropriate permit is obtained from the Department of Environmental Protection Regional Office.
- C. The A Area/District shall be those areas identified as an A Zone on the FIRM included in the FIS prepared by FEMA and for which no base flood elevations have been provided. For

these areas, elevation and floodway information from other Federal, State, or other acceptable sources shall be used when available. Where other acceptable information is not available, the base flood elevation shall be determined by using the elevation of a point on the boundary of the identified floodplain area which is nearest the construction site.

In lieu of the above, the municipality may require the applicant to determine the elevation with hydrologic and hydraulic engineering techniques. 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 municipality.

- D. The AO and AH Area/ District shall be those areas identified as Zones AO and AH on the FIRM and in the FIS. These areas are subject to inundation by 1-percent- annual-chance shallow flooding where average depths are between one and three feet. In Zones AO and AH, drainage paths shall be established to guide floodwaters around and away from structures on slopes.
- E. Community Identified Flood Hazard Areas shall be those areas where Center Township has identified local flood hazard or ponding areas, as delineated and adopted on a "Local Flood Hazard Map" using best available topographic data and locally derived information such as flood of record, historic high water marks, soils or approximate study methodologies.

#### **§2-519 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 to the Special Flood Hazard Area, approval must be obtained from FEMA. Additionally, as soon as practicable, but not later than six (6) months after the date such information becomes available, a community shall notify FEMA of the changes to the

Special Flood Hazard Area by submitting technical or scientific data. See Section 2-522.B for situations where FEMA notification is required.

#### **§2-520 Boundary Disputes**

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

#### **§2-521 Jurisdictional Boundary Changes**

Prior to development occurring in areas where annexation or other corporate boundary changes are proposed or have occurred, the community shall review flood hazard data affecting the lands subject to boundary changes. The community shall adopt and enforce floodplain regulations in areas subject to annexation or corporate boundary changes which meet or exceed those in CFR 44 60.3.

#### **§2-522 Technical Provisions**

##### **A. Alteration or Relocation of Watercourse**

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 first been obtained from the Department of Environmental Protection Regional Office.
2. No encroachment, alteration, or improvement of any kind shall be made to any watercourse unless it can be shown that the activity will not reduce or impede the flood carrying capacity of the watercourse in any way.
3. In addition, FEMA and the Pennsylvania Department of Community and Economic Development, shall be notified prior to any alteration or relocation of any watercourse.

##### **B. When a community proposes to permit the following encroachments:**

1. any development that causes a rise in the base flood elevations within the floodway; or

2. any development occurring in Zones A1-30 and Zone AE without a designated floodway, which will cause a rise of more than one foot in the base flood elevation; or
3. alteration or relocation of a stream (including but not limited to installing culverts and bridges)
4. the applicant shall (as per 44 CFR PAII 65.12):
  - a. apply to FEMA for conditional approval of such action prior to permitting the encroachments to occur.
  - b. Upon receipt of the Administrator's conditional approval of map change and prior to approving the proposed encroachments, a community shall provide evidence to FEMA of the adoption of floodplain management ordinances incorporating the increased base flood elevations and/or revised floodway reflecting the post- project condition.
  - c. Upon completion of the proposed encroachments, a community shall provide as- built certifications. FEMA will initiate a final map revision upon receipt of such certifications in accordance with 44 CFR Part 67.
  - d. 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 Article and any other applicable codes, ordinances and regulations.
  - e. Within any Identified Floodplain Area, no new construction or development shall be located within the area measured fifty (50) feet landward from the top-of-bank of any watercourse.

**§2-523 Elevation and Flood-Proofing Requirements**

Within any Identified Floodplain Area any new construction or substantial improvements shall be prohibited. If a variance is obtained for new construction or substantial improvements in the Identified Floodplain Area in accordance with the

criteria in Section 2-535, then the following provisions apply:

**A. Residential Structures**

1. In AE, A 1-30, and AH Zones, any new construction or substantial improvement shall have the lowest floor (including basement) elevated up to, or above, the regulatory flood elevation.
2. In A Zones, where there are no Base Flood Elevations specified on the FIRM, any new construction or substantial improvement shall have the lowest floor (including basement) elevated up to, or above, the regulatory flood elevation determined in accordance with Section 2-518.C of this Article.
3. In AO Zones, any new construction or substantial improvement shall have the lowest floor (including basement) at or above the highest adjacent grade at least as high as the depth number specified on the FIRM.
4. The design and construction standards and specifications contained in the 2009 International Building Code (IBC) and in the 2009 International Residential Code (IRC) or the most recent revisions thereof and ASCE 24 and 34 PA Code (Chapters 401-405 as amended) shall be utilized, where they are more restrictive.

**B. Non-residential Structures**

1. In AE, A 1-30 and AH Zones, 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 below the regulatory flood elevation:
  - a. is floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water and,
  - b. has structural components with the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy:
2. In A Zones, where no Base Flood

Elevations are specified on the FIRM, any new construction or substantial improvement shall have the lowest floor (including basement) elevated or completely floodproofed up to, or above, the regulatory flood elevation determined in accordance with Section 2-518.C of this Article.

3. In AO Zones, any new construction or substantial improvement shall have their lowest floor elevated or completely floodproofed above the highest adjacent grade to at least as high as the depth number specified on the FIRM.
4. Any non-residential structure, or part thereof, made watertight below the regulatory flood elevation shall be floodproofed 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.
5. The design and construction standards and specifications contained in the 2009 International Building Code (IBC) and in the 2009 International Residential Code (IRC) or the most recent revisions thereof and ASCE 24 and 34 PA Code (Chapters 401-405 as amended) shall be utilized, where they are more restrictive.

C. Space below the lowest floor

1. Fully enclosed space below the lowest floor (excluding basements) 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 flood waters for the purpose of equalizing hydrostatic forces on exterior walls. The term "fully enclosed space" also includes crawl spaces.

2. 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, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

D. Historic Structures

Historic structures undergoing repair or rehabilitation that would constitute a substantial improvement as defined in this ordinance, must comply with all ordinance requirements that do not preclude the structure's continued designation: as a historic structure. Documentation that a specific ordinance requirement will cause removal of the structure from the National Register of Historic Places or the State Inventory of Historic places must be obtained from the Secretary of the Interior or the State Historic Preservation Officer. Any exemption from ordinance requirements will be the minimum necessary to preserve the historic character and design of the structure.

E. 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:

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.
2. floor area shall not exceed two hundred (200) square feet.
3. The structure will have a low damage potential.



4. the structure will be located on the site so as to cause the least obstruction to the flow of flood waters.
  5. power lines, wiring, and outlets will be elevated to the regulatory flood elevation.
  6. permanently affixed utility equipment and appliances such as furnaces, heaters, washers, dryers, etc. are prohibited.
  7. sanitary facilities are prohibited.
- F. the structure shall be adequately anchored to prevent flotation, collapse, and lateral movement and shall be designed to automatically provide for the entry and exit of floodwater 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:
1. 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.
  2. the bottom of all openings shall be no higher than one (1) foot above grade.
  3. openings may be equipped with screens, louvers, etc. or other coverings or devices provided that they permit the automatic entry and exit of flood waters.
- b. be compacted to provide the necessary permeability and resistance to erosion, scouring, or settling;
  - c. 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 Floodplain Administrator; and
  - d. 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 ensure 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

1. All new or replacement water supply and sanitary sewer facilities and systems shall be located, designed and constructed to minimize or eliminate flood damages and the infiltration of flood waters.
2. Sanitary sewer facilities and systems shall be designed to prevent the discharge of untreated sewage into flood waters.

No part of any on-site waste disposal 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

3. it, or contamination from it, during a flood.
4. The design and construction provisions of the UCC and FEMA #348, "Protecting Building Utilities From Flood Damages" and "The International Private Sewage Disposal Code" shall be utilized.

D. Other Utilities

All other utilities such as gas lines, electrical

**§2-524 Design and Construction Standards**

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

A. Fill

1. Within any Identified Floodplain Area the use of fill shall be prohibited. If a variance is obtained in accordance with the criteria in Section 2-535, then the following provisions apply:

If fill is used, it shall:

1. extend laterally at least fifteen (15) feet beyond the building line from all points.
  - a. consist of soil or small rock materials only - Sanitary Landfills shall not be permitted;

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 2-525, Development Which May Endanger Human Life, shall be stored at or above the Regulatory Flood Elevation 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 flood water.

H. Anchoring

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

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.
2. Plywood used at or below the regulatory flood elevation shall be of a "marine" or "water-resistant" variety.
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.

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

1. Paints and other finishes used at or below the regulatory flood elevation shall be of "marine" or "water-resistant" quality.
2. Adhesives used at or below the regulatory flood elevation shall be of a "marine" or "water-resistant" variety.
3. All wooden components (doors, trim, cabinets, etc.) used at or below the regulatory flood elevation shall be finished with a "marine" or "water-resistant" paint or other finishing material.

K. Electrical Components

1. Electrical distribution panels shall be at least three (3) feet above the base flood elevation.
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 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.

N. Uniform Construction Code Coordination

The Standards and Specifications contained 34 PA Code (Chapters 401-405), as amended and not limited to the following provisions shall apply to the above and other sections and sub-sections of this Article, to the extent that they are more restrictive and supplement the requirements of this Article.

International Building Code (IBC) 2009 or the latest edition thereof; Secs. 801, 1202, 1403, 1603, 1605, 1612, 3402, and Appendix G.

International Residential Building Code (IRC) 2009 or the latest edition thereof: Secs. R104, R105, R109, R322, Appendix E, and Appendix J.

**§2-525 Development Which May Endanger Human Life**

Within any Identified Floodplain Area, any structure of the kind described in Subsection A., below, shall be prohibited. If a variance is obtained in accordance with the criteria in Section 2-535, then the following provisions apply: (Section 2-525 B, C, & D)

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

1. will be used for the production or storage of any of the following dangerous materials or substances; or,
2. 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,
3. will involve the production, storage, or use of any amount 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.

B. Within any Identified 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.

C. Within any Floodway Area, any structure of the kind described in Subsection A., above, shall be prohibited. Where permitted within any Identified Floodplain Area, any new or substantially improved residential structure of the kind described in Section 2-525 (A), above, shall be elevated to remain completely dry up to at least one and one half (1-1/2) feet above base flood elevation and built in accordance with Sections 2-522, 2-523 and 2-524.

D. Where permitted within any Identified Floodplain Area, any new or substantially improved non-residential structure of the kind described in Section 2-525.A above, shall be built in accordance with Sections 2-522, 2-523 and 2-524 including:

1. elevated, or designed and constructed to remain completely dry up to at least one and one half (1 -1/2) feet above base flood elevation, and
2. designed to prevent pollution from the structure or activity during the course of a base 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.

#### **§2-526 Special Requirements for Subdivisions and Development**

All subdivision proposals and development proposals containing at least 50 lots or at least 5 acres, whichever is the lesser, in Identified Floodplain Areas where base flood elevation data are not available, shall be supported by hydrologic and hydraulic engineering analyses that determine base flood elevations and floodway information. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA for a Conditional Letter of Map Revision and Letter of Map Revision. Submittal requirements and processing fees shall be the responsibility of the applicant.

#### **§2-527 Special Requirements for Manufactured Homes**

- A. Within any Identified Floodplain Area manufactured homes shall be prohibited. If a variance is obtained in accordance with the criteria in Section 2-535, then the following provisions apply:
- B. Within any Floodway Area/District, manufactured homes shall be prohibited. If a variance is obtained in accordance with the criteria in Section 2-535, then the following provisions apply:
- C. Within any Identified Floodplain Area manufactured homes shall be prohibited within the area measured fifty (50) feet landward from the top-of-bank of any watercourse.
- D. Where permitted within any Identified Floodplain Area, all manufactured homes, and any improvements thereto, shall be:
  1. placed on a permanent foundation;
  2. elevated so that the lowest floor of the manufactured home is at least one and one half (1-1/2) feet above base flood elevation;
  3. and anchored to resist flotation, collapse, or lateral movement.

4. and have all ductwork and utilities including HVAC/heat pump elevated to the Regulatory Flood Elevation.

- E. Installation of manufactured homes shall be done in accordance with the manufacturers' installation instructions as provided by the manufacturer. Where the applicant cannot provide the above information, the requirements of Appendix E of the 2009 "International Residential Building Code" or the "U.S. Department of Housing and Urban Development's Permanent Foundations for Manufactured Housing," 1984 Edition, draft or latest revision thereto and 34 PA Code Chapter 401-405 shall apply.
- F. Consideration shall be given to the installation requirements of the 2009 IBC, and the 2009 IRC or the most recent revisions thereto and 34 PA Code, as amended where appropriate and/or applicable to units where the manufacturers' standards for anchoring cannot be provided or were not established for the proposed unit(s) installation.

#### **§2-528 Special Requirements for Recreational Vehicles**

Within any Identified Floodplain Area recreational vehicles shall be prohibited. If a variance is obtained in accordance with the criteria in Section 2-535, then the following provisions apply:

- A. Recreational vehicles in Zones A, A1 -30, AH and AE must either:
  1. be on the site for fewer than 180 consecutive days, and
  2. be fully licensed and ready for highway use, or
  3. meet the permit requirements for manufactured homes in Section 2-527.

#### **§2-529 Activities Requiring Special Permits**

##### **General**

In accordance with the administrative regulations promulgated by the Department of Community and Economic Development 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 of Center.

- 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
  - 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.

**§2-530 Application Requirements for Special Permits**

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

- A. A written request including a completed 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 North American Vertical Datum (NAVD) of 1988, 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 access ways, 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 base flood elevation, 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 base 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 base flood;

3. 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 base 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 landscape architect, which contains a complete and accurate description of the effects the proposed development will have on base flood elevation and flows;
5. 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 base flood elevation and the effects such materials and debris may have on base flood elevation and flows;
6. the appropriate component of the Department of Environmental Protection's "Planning Module for Land Development;"
7. 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;
8. 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
9. an evacuation plan which fully explains the manner in which the site will be safely evacuated before or during the course of a base flood.

#### **§2-531 Application Review Procedures**

Upon receipt of an application for a Special Permit by the Township of Center the following procedures

shall apply in addition to those of Section 2-509:

- 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 Township of Center Planning Commission and Center Township engineer for review and comment.
- B. If an application is received that is incomplete, the Township of Center shall notify the applicant in writing, stating in what respect the application is deficient.
- C. If the Township of Center decides to disapprove an application, it shall notify the applicant, in writing, of the reasons for the disapproval.
- D. If the Township of Center approves an application, it shall file written notification, together with the application and all pertinent information, with the Department of Community and Economic Development, by registered or certified mail, within five (5) working days after the date of approval.
- E. Before issuing the Special Permit, the Township of Center shall allow the Department of Community and Economic Development thirty (30) days, after receipt of the notification by the Department, to review the application and decision made by the Township of Center.
- F. If the Township of Center does not receive any communication from the Department of Community and Economic Development during the thirty (30) day review period, it may issue a Special Permit to the applicant.
- G. If the Department of Community and Economic Development should decide to disapprove an application, it shall notify the Township of Center and the applicant, in writing, of the reasons for the disapproval, and the Township of Center shall not issue the Special Permit.

#### **§2-532 Special Technical Requirements**

- A. In addition to the requirements of Section 2-522 of this Article, 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 V 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 base flood without any lateral movement or damage to either the structure itself, or to any of its equipment or contents below the BFE.
    - b. the lowest floor (including basement) will be elevated to at least one and one half ( 1-1/2) feet above base 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 base 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 of Center and the Department of Community and Economic Development.

#### **§2-533 Existing Structures in Identified Floodplain Areas**

The provisions of this Article 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 2-534 shall apply.

#### **§2-534 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 Identified Floodplain Area that would cause any increase in BFE. In A Area/District(s), BFEs are determined using the methodology in Section 2-518.C. (If chosen, delete B and C below).
- B. No expansion or enlargement of an existing structure shall be allowed within any Floodway Area/District that would cause any increase in BFE.
- C. No expansion or enlargement of an existing structure shall be allowed within AE Area/District without floodway that would, together with all other existing and anticipated development, increase the BFE more than one (1) foot at any point.
- D. 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.
- E. The above activity shall also address the requirements of the 34 PA Code, as amended and the 2009 IBC and the 2009 IRC.
- F. Within any Floodway Area/District (See Section 2-518.A), no new construction or development shall be allowed, unless the appropriate permit is obtained from the Department of Environmental Protection Regional Office
- G. Within any AE Area/District without Floodway (See Section 2-518.B), no new construction or development shall be located within the area measured fifty (50) feet landward from the top-of-bank of any watercourse, unless the appropriate permit is obtained from the Department of Environmental Protection Regional Office.
- H. 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.

- I. Any modification, alteration, reconstruction, or improvement of any kind that meets the definition of "repetitive loss" shall be undertaken only in full compliance with the provisions of this ordinance. (Keep if Option 3.03 C was kept, delete if not).

### §2-535 Variances

**NOTE:** If a municipality has a zoning hearing board (ZHB), applications for a variance regarding flood plain provisions, whether or not they are amended into the municipality's zoning code, must be acted on by the zoning hearing board following MPC procedures for ZHB hearings, decisions, etc. See MPC 909.1(a)(5). If a municipality does not have a ZHB, they must establish a process by which to consider variance requests.

#### 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 of Center 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 of Center in accordance with the procedures contained in Section 2-516 and the following:

1. No variance shall be granted within any Identified Floodplain Area that would cause any increase in BFE. In A Area/District, BFEs are determined using the methodology in Section 2-518.C. (If chosen, delete B and C below).
2. No variance shall be granted for any construction, development, use, or activity within any Floodway Area/District that would cause any increase in the BFE.
3. No variance shall be granted for any construction, development, use, or activity within any AE Area/District without floodway that would, together with all

other existing and anticipated development, increase the BFE more than one (1) foot at any point.

4. Except for a possible modification of the regulatory flood elevation requirement involved, no variance shall be granted for any of the other requirements pertaining specifically to development regulated by Special Permit (or Prohibited Activities) (Article VI) or to Development Which May Endanger Human Life (Section 2-525).
5. If granted, a variance shall involve only the least modification necessary to provide relief.
6. In granting any variance, the Township of Center 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.
7. Whenever a variance is granted, the Township of Center 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.
8. In reviewing any request for a variance, the Township of Center 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:
    - 1) neither result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, or extraordinary public expense,
    - 2) nor create nuisances, cause fraud on, or victimize the public, or conflict with any other applicable state or local ordinances and regulations.



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

Notwithstanding any of the above, however, all structures shall be designed and constructed so as to have the capability of resisting the one-percent (1%) annual chance flood.

**NOTE:** In granting a variance, municipalities are held to the standard provided in 44 CFR 60.6. If a variance is granted erroneously, a municipality remains liable for failing to meet the minimum standards of the National Flood Insurance Program.

## §2-536 Definitions

### A. General

Unless specifically defined below, words and phrases used in this Article 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. **Base flood** - a flood which has a one percent chance of being equaled or exceeded in any given year (also called the "100-year flood" or one-percent (1 %) annual chance flood).
3. **Base flood discharge** - the volume of water resulting from a Base Flood as it passes a given location within a given time, usually expressed in cubic feet per second (cfs).
4. **Base flood elevation (BFE)** - the elevation shown on the Flood Insurance Rate Map (FIRM) for Zones AE, AH, AI-30 that indicates the water surface elevation resulting from a flood that has a one-percent (1%) or greater chance of being equaled or exceeded in any given year.

5. **Basement** - any area of the building having its floor below ground level on all sides.
6. **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.
7. **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.
8. **Existing manufactured home park or subdivision** - a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.
9. **Expansion to an existing manufactured home park or subdivision** - the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
10. **Flood** - a temporary inundation of normally dry land areas.
11. **Flood Insurance Rate Map (FIRM)** - the official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.
12. **Flood Insurance Study (FIS)** - the official report provided by the Federal Emergency

Management Agency that includes flood profiles, the Flood Insurance Rate Map, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.

13. **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.
14. **Floodproofing** - 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.
15. **Floodway** - the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
16. **Highest Adjacent Grade:** The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
17. **Historic structures** - 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 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 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.
18. **Identified Floodplain Area** - this term is an umbrella term that includes all of the areas within which the community has selected to enforce floodplain regulations. It will always include the area identified as the Special Flood Hazard Area on the Flood Insurance Rate Maps and Flood Insurance Study, but may include additional areas identified by the community. See Sections 2-517 and 2-518 for the specifics on what areas the community has included in the Identified Floodplain Area.
  19. **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.
  20. **Manufactured home** - a structure, transportable in one or more sections, which is built on a permanent chassis, and is designed for use with or without a permanent foundation when attached to the required utilities. The term includes park trailers, travel trailers, recreational and other similar vehicles which are placed on a site for more than 180 consecutive days.
  21. **Manufactured home park or subdivision** - a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
  22. **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, mechanical or other work affecting public health or general safety.

23. **New construction** - structures for which the start of construction commenced on or after August 2, 2018 and includes any subsequent improvements to such structures. Any construction started after May 10, 1989 and before August 2, 2018 is subject to the ordinance in effect at the time the permit was issued, provided the start of construction was within 180 days of permit issuance.
24. **New manufactured home park or subdivision** - a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.
25. **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.
26. **Post-FIRM Structure** - is a structure for which construction or substantial improvement occurred after December 31, 1974 or on or after the community's initial Flood Insurance Rate Map (FIRM) dated June 19, 1989, whichever is later, and, as such, would be required to be compliant with the regulations of the National Flood Insurance Program.
27. **Pre-FIRM Structure** - is a structure for which construction or substantial improvement occurred on or before December 31, 1974 or before the community's initial Flood Insurance Rate Map (FIRM) dated June 19, 1989, whichever is later, and, as such, would not be required to be compliant with the regulations of the National Flood Insurance Program.
28. **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.
29. **Regulatory flood elevation** - the base flood elevation (BFE) or estimated flood height as determined using simplified methods plus a freeboard safety factor of one and one-half (1-1/2) feet.
30. **Repetitive loss** - flood related damages sustained by a structure on two separate occasions during a ten (10)-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds twenty-five (25) percent of the market value of the structure before the damages occurred.
31. **Special permit** - a special approval which is required for hospitals, nursing homes, jails, and new manufactured home parks/subdivisions and substantial improvements to such existing parks, when such development is located in all, or a designated portion of a floodplain.
32. **Special flood hazard area (SFHA)** - means an area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. It is shown on the FIRM as Zone A, AO, AI-A30, AE, A99, or, AH.
33. **Start of construction** - includes substantial

improvement and other proposed new development and means the date the Permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days after the date of the permit and shall be completed within twelve (12) months after the date of issuance of the permit unless a time extension is granted, in writing, by the Floodplain Administrator. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufacture home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

34. **Structure** – a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.
35. **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, 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.

36. **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.
37. **Substantial improvement** - any reconstruction, rehabilitation, addition, or other improvement of a structure, of which the cost equals or exceeds fifty (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" or "repetitive loss" regardless of the actual repair work performed. The term does not, however, include 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.
38. **Uniform Construction Code (UCC)** – The statewide building code adopted by The Pennsylvania General Assembly in 1999 applicable to new construction in all municipalities whether administered by the municipality, a third party or the Department of Labor and Industry. Applicable to residential and commercial buildings, The Code adopted The International Residential Code (IRC) and the International Building Code (IBC), by reference, as the construction standard applicable with the State floodplain construction. For coordination purposes, references to the above are made specifically to various sections of the IRC and the IBC.
39. **Variance** - A grant of relief by a community from the terms of a floodplain management regulation.
40. **Violation** - means the failure of a structure or other development to be fully compliant

with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

## CHAPTER 2

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