

ORDINANCE NO. 07-1

AN ORDINANCE OF THE TOWNSHIP OF UNION, UNION
COUNTY, PENNSYLVANIA, REGULATING CONSTRUCTION
AND DEVELOPMENT IN FLOOD PLAIN AREAS; AND
REPEALING ORDINANCE NO. 79-1, ENACTED JUNE 5, 1979,
AS AMENDED.

Be it enacted and ordained by the Board of Supervisors of the Township of Union, Union
County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same, as
follows:

ARTICLE I. GENERAL PROVISIONS

Section 1.00. Intent.

The intent of this Ordinance is to:

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

Section 1.01. Applicability.

- A. It shall be unlawful for any person, partnership, business, or corporation to
undertake, or cause to be undertaken, any construction or development anywhere within Union
Township unless an approved building permit has been obtained from the Building Permit
Officer.
- B. A building permit shall not be required for minor repairs to existing buildings or
structures, provided that no structural changes or modifications are involved.

Section 1.02. Abrogation and Greater Restrictions.

This Ordinance supersedes any provisions currently in effect in flood-prone areas. However, any underlying ordinance shall remain in full force and effect to the extent that those provisions are more restrictive.

Section 1.03. Severability.

If any section, subsection, paragraph, sentence, clause, phrase, provision, or requirement of this Ordinance shall be judged invalid by a court of competent jurisdiction for any reason whatsoever, such adjudication shall apply only to the section, subsection, paragraph, sentence, clause, phrase, provision, or requirement so adjudged, and the remainder of this Ordinance shall be deemed valid and effective.

Section 1.04. Warning and Disclaimer of Liability.

The degree of flood protection sought by the provisions of this Ordinance is considered reasonable for regulatory purposes and is based on acceptable engineering methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This Ordinance does not imply that areas outside any identified flood-prone area, or that land uses permitted within such areas, will be free from flooding or flood damage.

This Ordinance shall not create liability on the part of Union Township or any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made thereunder.

Section 1.05. Repeal.

Ordinance No. 79-1, enacted June 5, 1979, as amended, and all other ordinances or parts of ordinances inconsistent herewith be and the same are hereby repealed.

Section 1.06. Effective Date.

This Ordinance shall become effective five (5) days after enactment.

ARTICLE II. ADMINISTRATION

Section 2.00. Building Permits Required.

Building permits shall be required before any proposed construction or development is undertaken within any identified flood-prone area of Union Township.

Section 2.01. Issuance of Building Permit.

Prior to the issuance of any building permit, the Building Permit Officer 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.

Section 2.02. Application Procedures and Requirements.

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

1. Name and address of applicant.
2. Name and address of owner of land on which proposed construction is to occur.
3. Name and address of contractor.
4. Site location including address.
5. Listing of other permits required.

6. Brief description of proposed work and estimated cost, including a breakout of the flood-related cost and the market value of the building before the flood damage occurred.

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, applications for building permits shall provide all the necessary information in sufficient detail and clarity to enable the Building Permit Officer 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; and

3. Adequate drainage is provided so as to reduce exposure to flood hazards.

C. Applicants shall file the following minimum information, plus any other pertinent information as may be required by the Building Permit Officer, to make the above determination:

1. A completed Building Permit Application Form.

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

a. North arrow, scale, and date;

b. Topographic contour lines, if available;

c. All property and lot lines, including dimensions, and the size of the site expressed in acres or square feet;

d. The location of all existing and proposed buildings, structures and other improvements, including the location of any existing or proposed subdivision and land development;

e. The location of all existing streets, drives, and other access ways; and

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

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

a. The proposed lowest floor elevation of any proposed building based upon North American Vertical Data of 1988;

b. The elevation of the one hundred (100) year flood;

c. If available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a one hundred (100) year flood;

d. Detailed information concerning any proposed floodproofing measures; and

e. Supplement information as may be necessary under 34 Pa Code, Chapters 401-405, as amended, and Sections 1612.5.1, 104.7 and 109.3 of the 2003 IBC and Sections R106.1.3 and R104.7 of the 2003 IRC.

4. The following data and documentation:

a. Documentation, certified by a registered professional engineer or architect, to show that the cumulative effect of any proposed development within

an FE (Special Floodplain Area), when combined with all other existing and anticipated development, will not increase the elevation of the one hundred (100) year flood more than one (1') foot any point.

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

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

c. Detailed information needed to determine compliance with Section 4.02 G, Storage, and Section 4.06, Development Which May Endanger Human Life, of this Ordinance, including:

i. the amount, location and purpose of any materials or substances referred to in Section 4.06B of this Ordinance which are intended to be used, produced, stored or otherwise maintained on site; and

ii. a description of the safeguards incorporated into the design of the proposed structure to prevent leaks or spills of the dangerous materials or substances listed in Section 4.06B of this Ordinance during a one hundred (100) year flood.

d. The appropriate component of the Department of Environmental Protection's "Planning Module for Land Development."

e. Where any excavation of grading is proposed, a plan meeting the requirements of the Department of Environmental Protection, to implement and maintain erosion and sedimentation control.

Section 2.03. Review of County Conservation District.

A copy of all applicants and plans for any proposed construction or development in any identified flood-prone area to be considered for approval shall be submitted by the Building Permit Officer to the Union County Conservation District for review and comment prior to the issuance of a building permit. The recommendations of the Conservation District shall be considered by the Building Permit Officer for possible incorporation into the proposed plan.

Section 2.04. Review of Application by Others.

A copy of all plans and applications for any proposed construction or development in any identified flood-prone area to be considered for approval may be submitted by the Building Permit Officer to any other appropriate agencies and/or individuals (e.g., planning commission, municipal engineer, etc.) for review and comment.

Section 2.05. Other Permit Issuance Requirements.

Prior to the issuance of any building permit, the Building Permit Officer 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.

Section 2.06. Watercourses.

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

In addition, the Federal Emergency Management Agency and Pennsylvania Department of Community and Economic Development shall be notified by the Township prior to any alteration or relocation of any watercourse.

Section 2.07. Changes.

After the issuance of a building permit by the Building Permit Officer, no changes of any kind shall be made to the application, permit, or any of the plans, specifications or other documents submitted with the application without the written consent or approval of the Building Permit Officer.

Section 2.08. Placards.

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

Section 2.09. Start of Construction.

Work on the proposed construction shall begin within six (6) months after the date of issuance of the building permit, or the permit shall expire unless a time extension is granted, in writing, by the Building Permit Officer. Construction shall be considered to have started with the first placement of permanent construction on the site, such as the pouring of slabs or footings or any work beyond the stage of excavation. For a structure without a basement or poured

footings, the start of construction includes the first permanent framing or assembly of the structure or any part thereof on its pilings or foundation, or the affixing of any prefabricated structures or manufactured home to its permanent site. Permanent construction does not include land preparation, land clearing, grading, filling, excavation for basement, footings, piers or foundations, erection of temporary forms, the installations of piling under proposed subsurface footings, or the installation of sewer, gas and water pipes or electrical or other service lines from the street.

Section 2.10. Inspection and Revocation.

During the construction period, the Building Permit Officer or other authorized official may inspect the premises to determine that the work is progressing in compliance with the information provided on the permit application and with all applicable Township laws and ordinances. In the event the Building Permit Officer discovers that the work does not comply with the permit application or any applicable laws and ordinances, or that there has been a false statement or misrepresentation by any applicant, the Building Permit Officer shall revoke the building permit and report such fact to the Board of Supervisors for whatever action it considers necessary.

Section 2.11. Fees.

Applications for a building permit shall be accompanied by a fee, payable to the Township or an agency designated by the Board of Supervisors, based upon the estimated cost of the proposed construction as determined by the Building Permit Officer, at the same rate as the schedule of fees for building permits as set forth in the Building Permit Ordinance or other applicable ordinance of the Township or as otherwise established from time to time by resolution of the Board of Supervisors or by a designated agency granted authority to do so by the Board.

Section 2.12. Appeals.

A. Any person aggrieved by an action or decision of the Building Permit Officer, or by any of the requirements of this Ordinance, may appeal to the Board of Supervisors. Such appeal shall be filed, in writing, within thirty (30) days after the decision or action of the Building Permit Officer. Upon receipt of such appeal, the Board of Supervisors shall set a time and place for the purpose of hearing the appeal. The time for the hearing shall not be less than ten (10) days nor more than thirty (30) days after the filing of the appeal. Notice of the time and place of the hearing of the appeal shall be given to all interested parties, at which time they may appear and be heard.

B. Any person aggrieved by any decision of the Board of Supervisors may seek relief therefrom in any court of competent jurisdiction as provided by the laws of the Commonwealth of Pennsylvania.

Section 2.13. Penalties.

Any person who fails to comply with any or all of the requirements or provisions of this Ordinance or who fails or refuses to comply with any notice, order or direction of the Building Permit Officer or any other authorized official of the Township shall be guilty of a summary offense, and upon conviction therefor in a summary proceeding before a District Judge be sentenced to pay a fine to the Township of not less than Twenty-five (\$25.00) Dollars nor more than Three Hundred (\$300.00) Dollars, plus costs of prosecution, and, in default of payment of such fine and costs, to be imprisoned for a period not to exceed ten (10) days.

Each day during which any violation of this Ordinance continues shall constitute a separate offense. In addition to the above penalties, all other actions are hereby reserved, including an action in equity for the proper enforcement of this Ordinance. The imposition of a fine or penalty for any violation of, or non-compliance with, this Ordinance shall not excuse the

violation or non-compliance or permit it to continue; and all such persons shall be required to correct or remedy such violations and non-compliances within a reasonable period of time. Any structure or building constructed, reconstructed, enlarged, altered or relocated in violation or non-compliance with this Ordinance may be declared by the Board of Supervisors to be a public nuisance and abatable as such.

ARTICLE III – IDENTIFICATION OF FLOOD PLAIN AREAS

Section 3.00. Identification.

The identified floodplain area shall be those areas of the Township of Union, Union County, Pennsylvania, which are subject to the one hundred (100) year flood elevation, as identified in the Flood Insurance Study (FIS) dated September 28, 2007 and the accompanying maps prepared for the Township by the United States Department of Housing and Urban Development and/or the Federal Emergency Management Agency (FEMA), or the most recent revision thereof, including all digital data developed as part of the FIS.

Section 3.01. Description of Flood Plain Areas.

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

1. Floodway Area (FW) – For the purpose of this Ordinance, the floodway area shall be capable of accommodating a flood of the one hundred (100) year magnitude. The boundary of the floodway area is as indicated on official flood maps and the Flood Insurance Study (FIS), except that in areas where no flood maps or a FIS have defined the boundary of the one hundred (100) year frequency floodway, it is assumed, absent evidence to the contrary, that the floodway area extends from the stream to fifty (50') feet from the top of the bank of the stream. The term shall also include floodway areas that have been identified in other available studies or sources of information for those flood plain areas where no floodway area has been identified in the FIS.

2. Flood Fringe Area (FF) – The flood-fringe area includes all the remaining portions of the one hundred (100) year floodplain elevation outside of the floodway area.

3. General Floodplain Area (FA) – The general floodplain areas identified as Zone A in the FIS for which no one hundred (100) year flood elevations have been provided. When available, information from other Federal, State, and other acceptable sources shall be used to determine the one hundred (100) year flood elevation, as well as a floodway area, if possible. When no other information is available, the one hundred (100) year flood elevation shall be determined by using a point on the boundary of the identified floodplain area, which is nearest the construction site in question.

In lieu of the above, the Township 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 Township.

Section 3.02. Changes in Identification of Flood Plain Areas.

The identified floodplain area may be revised or modified by the Board of Supervisors where studies or information provided by a qualified agency or person documents the need for such revision. However, prior to any such change, approval must be obtained from the Federal Emergency Management Agency (FEMA).

Section 3.03. Disputes.

Should a dispute arise concerning the identification of any flood plain area, an initial determination shall be made by the Building Permit Officer. Any person aggrieved by such decision may appeal to the Board of Supervisors. The burden of proof shall be on the appellant.

ARTICLE IV. GENERAL TECHNICAL REQUIREMENTS

Section 4.00. General.

A. No encroachment, alteration, or improvement of any kind shall be made to any watercourse until all adjacent municipalities which may be affected by such action have been notified, and until all required permits or approvals have been first obtained from the Commonwealth of Pennsylvania.

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

B. Where a flood-prone area has been identified, the following provisions shall apply:

1. Within any floodway area, any new construction, development, use, activity, or encroachment that would cause any increase in flood heights shall be prohibited.

2. Within any designated flood-fringe (FF) area or general flood plain (FA) area, new construction and other development, uses and activities shall be allowed, provided that they are undertaken in strict compliance with the provisions contained in this Ordinance and any other applicable codes, ordinances and regulations.

Section 4.01. Elevation (Regulatory Flood Elevation) and Floodproofing Requirements.

A. Residential Structures

1. Within any identified floodplain area, any new construction or substantial improvement of a residential structure shall have the lowest floor (including basement) elevated up to, or above, the regulatory flood elevation. The design and construction standards and specifications contained in the 2003 IBC (Sections 1612.4, 1603.1.6 and

3403.1), the 2003 IRC (Sections R323.1.4, R323.2.1 and R323.2.2), ASCE 24 (Sections 2.4 and 2.5, Chapter 5) and 34 Pa Code (Chapters 401-405, as amended) shall be utilized.

2. Enclosed areas below the lowest floor (including basement) are prohibited.

B. Non-residential Structures

1. Within any identified floodplain area, the elevation of the lowest floor (including basement) of any new construction or substantially improved non-residential structure shall be one and one-half ($1\frac{1}{2}$) feet or more above the one hundred (100) year flood elevation, or be floodproofed up to that height.

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

3. Enclosed areas below the lowest floor (including basement) are prohibited.

4. The design and construction standards and specifications contained in the IBC (Sections 1603.1.2, 1603.1.6, 1605.2.2, 1606.5, 1612.5.1 and 3403.1), ASCE 24

(Section 2.4 and Chapter 7), and 34 Pa Code (Chapters 401-405, as amended) shall be utilized.

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

1. 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 (2) openings having a net total 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; and

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

2. Consideration may be given to the requirements of 34 Pa Code (Chapters 401-405, as amended), the 2003 IRC (Sections R323.2.2 and R323.1.4) and the 2003 IBC (Sections 1612.4, 1612.5, 1202.3.2 and 1203.3.3).

Section 4.02. Design and Construction Standards.

The following minimum standards shall apply for all construction proposed to be undertaken within any identified flood-prone area:

A. Fill.

If fill is used, it shall:

1. Extend laterally at least fifteen (15') feet beyond the building line from all points;
2. Consist of soil or small rock materials only (sanitary landfills shall not be permitted);
3. Be compacted to provide the necessary permeability and resistance to erosion, scouring, or settling;
4. Be no steeper than one (1) vertical to two (2) horizontal, unless substantiated data, justifying steeper slopes, are submitted to, and approved by, the Building Permit Officer; and
5. Be used to the extent to which it does not adversely affect adjacent properties. The provisions contained in the 2003 IBC (Sections 1801.1 and 1803.4) shall be utilized.

B. Drainage Facilities.

Storm drainage facilities shall be designed to convey the flow of surface waters without damage to persons or property. The system shall insure drainage at all points 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. Sanitary Sewer Facilities.

1. All new or replacement water and sanitary sewer facilities and private package sewer treatment plants (including all pumping stations and collector systems) shall be designed to minimize or eliminate infiltration of flood waters into the systems and

discharges from the systems into the flood waters. In addition, they should be located and constructed to minimize or eliminate flood damage and impairment.

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

D. Water Facilities.

All new or replacement water facilities shall be designed to minimize or eliminate infiltration of flood waters into the system, and be located and constructed to minimize or eliminate flood damage.

E. Streets.

The finished elevation of proposed new streets shall be no more than one (1') foot below the Regulatory Flood Elevation.

F. Utilities.

All utilities, such as gas lines and electrical and telephone systems, being placed in flood-prone areas should be located, elevated (where possible) and constructed to minimize the chance of impairment during a flood.

G. Storage.

No materials that are buoyant, flammable, explosive or, in times of flooding, could be injurious to human, animal, or plant life, shall be stored below the Regulatory Flood Elevation.

H. 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.

I. 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.

3. The design and construction requirements of the UCC pertaining to this subsection as referred in 34 Pa Code, Chapters 401-405, as amended, and contained in the 2003 IBC (1605.2.2, 1605.3.1.2, 1612.4), the 2003 IRC (R301.1, 327.1.1) and ASCE 24-98 (Section 5.6) shall be utilized.

J. 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.

5. The provisions of the UCC pertaining to this subsection and referenced in 34 Pa Code, Chapters 401-405, as amended, and contained in the IBC (801.1.3, 1403.7), the IRC (R327.1.7, R501.3) and ASCE 24-98 (Chapter 6).

K. Paints and Adhesives.

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

2. Adhesives used at or below the Regulatory Flood Elevation shall be of a "marine" or water-resistant quality.

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

4. The standards and specifications in 34 Pa Code, Chapters 401-405, as amended, Sections 801.1.3 and 1403.7 of the 2003 IBC, and Sections 327.1.7 and R501.3 of the 2003 IRC shall be adhered to the extent they are more restrictive.

L. Electrical Systems and Components.

1. Electric water heaters, furnaces, air conditioning and ventilating systems, and other electrical equipment or apparatus shall not be located below the Regulatory Flood Elevation.

2. Electrical distribution panels shall be at least three (3') feet above the one hundred (100) year flood elevation.

3. Separate electrical circuits shall serve lower levels and shall be dropped from above.

4. The provisions pertaining to the above and referenced in the UCC and 34 Pa Code, Chapters 401-405, as amended, and contained in the 2003 IBC (1612.4), the 2003 IRC (R327.1.5), the 2000 IFGC (R301.5 and R1601.3.8) and ASCE 24 (Chapter 8) shall be utilized.

M. Plumbing.

1. Water heaters, furnaces, and other mechanical equipment or apparatus shall not be located below the Regulatory Flood Elevation.

2. Water supply systems and sanitary sewage systems, including on-lot septic systems located within any identified flood-prone area, shall be designed to prevent the infiltration of flood waters into the system and discharges from the system into flood waters.

3. 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 floodwaters. Additional provision shall be made for the drainage of these systems in the event that floodwater infiltration occurs.

4. The provisions pertaining to the above and referenced in the UCC and 34 Pa Code, Chapters 401-405, as amended, and contained in the 2003 IBC (1612.4), the 2003 IRC (R327.1.5), the 2000 IFGC (R301.5 and R1601.3.8) and ASCE 24 (Chapter 8) shall be utilized.

Section 4.03. Special Requirements for Manufactured Homes.

A. Within any FW (Floodway Area), manufactured homes shall be prohibited.

B. Where permitted within any FF (Flood Fringe Area), all manufactured homes and any additions thereto shall be placed on a permanent foundation and shall be:

1. Anchored to resist flotation, collapse, or lateral movement by providing over-the-top ties and frame ties to ground anchors in accordance with the American National Standards as specified in the Standard for Installation of Manufactured Homes, including Manufactured Home Park Requirements (NFPA No. 501A-1974) (ANSI A119.3-1975), as amended, for manufactured homes in Hurricane Zones or other appropriate standards such as the following:

a. Over-the-top ties shall be provided at each of the four (4) corners of the manufactured home, with two (2) additional ties per side at intermediate locations for units fifty (50') feet or more in length, and one (1) additional tie per side for units less than fifty (50') feet in length.

b. Frame ties shall be provided at each corner of the manufactured home, with five (5) additional ties per side at intermediate locations for units fifty (50') feet or more in length, and four (4) additional ties per side for units less than fifty (50') feet in length.

c. All components of the anchoring system shall be capable of carrying a force of four thousand eight hundred (4,800) pounds.

2. Elevated in accordance with the following requirements:

a. The stands or lots shall be elevated on compacted fill, or on pilings so that the lowest floor of the manufactured home will be one and one-half (1 ½) feet or more above the elevation of the one hundred (100) year flood.

b. Adequate surface drainage is provided.

c. Adequate access for a hauler is provided.

d. Where pilings are used for elevation, the pilings shall be placed in stable soil not more than ten (10') feet apart; reinforcement shall be provided for pilings that will extend for six (6') feet or more above ground level.

C. Where permitted within any flood plain 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 one and one half (1 ½') feet or more above the elevation of the one hundred (100) year flood.
3. Anchored to resist flotation, collapse, or lateral movement.
4. Installation of manufactured homes shall be done in accordance with the manufacturer's installation instructions as provided by the manufacturer. Where the applicant cannot provide the above information, the requirements of Appendix E of the 2003 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 shall apply and 34 Pa Code Chapters 401-405.
5. Consideration shall be given to the installation requirements of the 2003 IBC (Appendix G, Section 501.1-3) and the 2003 IRC (Sections R323.2, R323.3, R102.7.1, R105.3.1.1 and Appendix AE101, 604 and 605) or the most recent revisions thereto and 34 Pa Code Chapters 401-405, as amended, where appropriate and/or applicable to units where the manufacturer's standards for anchoring cannot be provided or were not established for the unit's proposed installation.

D. An evacuation plan acceptable to the Township's Emergency Management Coordinator indicating alternative vehicular access and escape routes shall be filed with the Building Permit Officer.

Section 4.04. Existing Structures.

The provisions of this Ordinance do not require any changes or improvements to be made to lawfully existing structures. However, when an improvement is made to any existing structure, the provisions of Article VII of this Ordinance shall apply.

Section 4.05. Improvements.

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

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

B. 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. The above activity shall also address the requirements of 34 Pa Code, Chapters 401-405, as amended, and the 2003 IBC (Sections 3402.1 and 1612.4) and the 2003 IRC (Sections R105.3.1.1 and 323.1.4).

C. The requirements of 34 Pa Code, Chapters 401-405, as amended, and the 2003 IRC (Sections R102.7.1, R105.3.1, R105.3.1.1 and Appendices E and J) or the latest revision thereof and the 2003 IBC (Sections 101.3 and 3403.1 and Appendix G) or the latest revision thereof shall also be utilized in conjunction with the provisions of this Section.

Section 4.06. Development Which May Endanger Human Life.

A. The provisions of this Section shall be applicable in addition to any other applicable provisions of this Ordinance, or any other ordinance, code or regulation.

ARTICLE V. ACTIVITIES REQUIRING SPECIAL PERMITS

Section 5.00. Prohibited Activities.

In accordance with the administrative regulations promulgated by the Department of Community and Economic Development (DCED) to implement the Pennsylvania Flood Plain Management Act, P.L. 851, No. 166, October 4, 1978 (32 P.S. §679.101, et seq.), as hereafter amended, supplemented, modified or reenacted by the General Assembly of Pennsylvania, and the mandate of the Board of Supervisors, 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 shall be prohibited within any identified flood plain area unless a special permit is issued:

- A. Hospitals.
- B. Nursing homes.
- C. Jails or prisons.
- D. The commencement of, or any construction of, a new manufactured home subdivision, or substantial improvement to an existing manufactured home park or manufactured home subdivision.

Section 5.01. Application Review Procedures.

Upon receipt of an application for a special permit by the Township, the following procedures shall apply in addition to those in Article II of this Ordinance.

- 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 Union County Planning Commission by registered or certified mail for its review and recommendations. Copies of the application shall also be forwarded to the Union Township Planning Commission for review and comment.

B. In accordance with the Pennsylvania Flood Plain Management Act (Act 1978-166), and the regulations adopted by the Department of Community and Economic Development as required by the Act, any new or substantially improved structure which:

- will be used for the production or storage of any of the following dangerous materials or substances; or

- will be used for any activity requiring the maintenance of a supply of more than five hundred fifty (550) gallons, or other comparable volume, of any of the following dangerous materials or substances on the premises; or

- will involve the production, storage, or use of any 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:

1. Acetone.
2. Ammonia.
3. Benzene.
4. Calcium Carbide.
5. Carbon Disulfide.
6. Celluloid.
7. Chlorine.
8. Hydrochloric Acid.
9. Hydrocyanic Acid.
10. Magnesium.
11. Nitric Acid and Oxides of Nitrogen.
12. Petroleum Products (gasoline, fuel oil, etc.).

13. Phosphorus.
14. Potassium.
15. Sodium.
16. Sulphur and Sulphur Products.
17. Pesticides (including insecticides, fungicides and rodenticides).
18. Radioactive substances, insofar as such substances are not otherwise regulated.

C. Within any floodway (FW) area, any structure of the kind described in Subsection B of this Section shall be prohibited.

D. Where permitted within any flood fringe (FF) area or general floodplain area, any structure of the kind described in Subsection B of this Section shall be:

1. Elevated or designed and constructed to remain completely dry up to at least one and one-half (1 ½') feet above the one hundred (100) year flood; and
2. Designed to prevent pollution from the structure or activity during the course of a one hundred (100) year flood.

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

E. Within any general floodplain area, any structure of the kind described in Subsection B of this Section shall be prohibited within the area measured fifty (50') feet landward from the top-of-bank of any watercourse.

F. Except for a possible modification of the freeboard requirements involved, no variance shall be granted for any of the other requirements of this Section.

ARTICLE V. ACTIVITIES REQUIRING SPECIAL PERMITS

Section 5.00. Prohibited Activities.

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- A. Hospitals.
- B. Nursing homes.
- C. Jails or prisons.
- D. The commencement of, or any construction of, a new manufactured home subdivision, or substantial improvement to an existing manufactured home park or manufactured home subdivision.

Section 5.01. Application Review Procedures.

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- 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 Union County Planning Commission by registered or certified mail for its review and recommendations. Copies of the application shall also be forwarded to the Union Township Planning Commission for review and comment.

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

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

D. If the Township approves an application, it shall file written notification, together with the application and all pertinent information, with DCED, by registered or certified mail, within five (5) working days after the date of approval.

E. Before issuing the special permit, the Township shall allow DCED thirty (30) days, after the receipt of the notification by the Department, to review the application and the decision made by the Township.

F. If the Township does not receive any communication from DCED during the thirty (30) day review period, it may issue a special permit to the applicant.

G. If DCED should decide to disapprove an application, it shall notify the Township and the applicant, in writing, of the reasons for the disapproval, and the Township shall not issue the special permit.

Section 5.02. Special Technical Requirements.

A. In addition to the technical provisions of Article IV of this Ordinance, the following minimum requirements shall also apply to any proposed development requiring a special permit. If there is any conflict between any of the following requirements and those in Article IV 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. At a minimum, all new structures shall be designed, located, and constructed so that:

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

b. The lowest floor (including basement) elevation will be at least one and one-half (1 ½) feet above the one hundred (100) year flood elevation.

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

2. Prevent any significant possibility of pollution, increased flood levels or flow, or debris endangering life and property. All hydrologic and hydraulic analyses shall be undertaken only by registered professional engineers or others of demonstrated qualifications who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Studies, analyses and computations shall be submitted in sufficient detail to allow a thorough technical review by the Township and DCED.

Section 5.03. Application Requirements for Special Permits.

Applicants for special permits shall provide five (5) copies of the following items:

- A. A written request, including a completed building permit application form.
- B. A small scale map showing the vicinity in which the proposed site is located.
- C. A plan of the entire site, clearly and legibly drawn at a scale of one (1") inch being equal to one hundred (100') feet or less, showing the following:

1. North arrow, scale and date;
2. Topography based upon the National Geodetic Vertical Datum of 1929, showing existing and proposed contours at intervals of two (2') feet;
3. All property and lot lines including dimensions, and the size of the site expressed in acres or square feet;
4. The location of all existing streets, drives, other 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 one hundred (100) year flood elevations, and information concerning the flow of water, including direction and velocities;
7. The location of all proposed buildings, structures, utilities, and any other improvements; and
8. Any other information which the Township considers necessary for adequate review of the application.

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

1. Sufficiently detailed architectural or engineering drawings, including floor plans, sections, and exterior building elevations, as appropriate;

2. For any proposed building, the elevation of the lowest floor (including basement) and, as required, the elevation of any other floor;

3. Complete information concerning flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the one hundred (100) year flood;

4. Detailed information concerning any proposed floodproofing measures;

5. Cross section drawings for all proposed streets, drives, other accessways, and parking areas, showing all rights-of-way and pavement widths;

6. Profile drawings for all proposed streets, drives, and vehicular accessways, including existing and proposed grades; and

7. Plans and profiles of all proposed sanitary and storm sewer systems, water supply systems, and any other utilities and facilities.

E. The following data and documentation:

1. Certification from the applicant that the site upon which the activity or development is proposed is an existing separate and single parcel, owned by the applicant or the client he/she represents;

2. Certification from a registered professional engineer, architect, or landscape architect that the proposed construction has been adequately designed to protect against damage from the one hundred (100) year flood;

3. A statement, certified by a registered professional engineer, architect, landscape architect, or other qualified person which contains a complete and accurate description of the nature and extent of the pollution that might possibly occur from the development during the course of a one hundred (100) year flood, including a statement concerning the effects such pollution may have on human life;

4. A statement, certified by a registered professional engineer, architect, or landscape architect, which contains a complete and accurate description of the effects the proposed development will have on one hundred (100) year flood elevations 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 one hundred (100) year flood elevation and the effects such materials and debris may have on one hundred (100) year flood elevations 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 one hundred (100) year flood.

ARTICLE VI. EXISTING STRUCTURES IN IDENTIFIED FLOOD PLAIN AREAS

Section 6.00. Continuation.

Structures existing in any identified floodplain area prior to the enactment of this Ordinance may continue subject to the following provisions:

A. No expansion or enlargement of any existing structure shall be allowed within any identified floodway that would cause any increase in the elevation of the one hundred (100) year flood.

B. Any modification, alteration, reconstruction, or improvement of any kind to an existing structure, the cost of which equals or exceeds fifty (50%) percent of the market value of the structure either before the improvement or repair is started or if the structure has been damaged, and is being restored, before the damage occurred, shall constitute a substantial improvement and shall be undertaken only in full compliance with the provisions of this Ordinance. "Substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

1. Any project for improvement of a structure to comply with any existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or

2. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

C. 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.

D. 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.

ARTICLE VII. VARIANCES

If compliance with the elevation or floodproofing requirements of this Ordinance would result in an exceptional hardship for a prospective builder, developer, or landowner, the Board of Supervisors may, upon request, grant relief from the strict application of the requirement.

Requests for variances shall be considered by the Board of Supervisors in accordance with the procedures set forth in Section 2.02 of Article II of this Ordinance and the following procedures:

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

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

C. In granting any variance, the Board of Supervisors may 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.

D. Whenever a variance is granted, the Board of Supervisors shall notify the applicant in writing that:

1. The granting of the variance may result in increased premium rates for flood insurance; and

2. Such variances may increase the risks to life and property.

E. In reviewing any request for a variance, the Board of Supervisors shall consider, but not be limited to, the following:

1. That there is good and sufficient cause;

2. That failure to grant the variance would result in exceptional hardship to the applicant; and

3. That the granting of the variance will not result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with any other applicable local or State ordinances and regulations.

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

Notwithstanding any of the above, however, all structures shall be designed and constructed so as to have the capability of resisting the hydrostatic and hydrodynamic loads and pressures, effects of buoyancy, and other forces associated with the one hundred (100) year flood.

ARTICLE VIII. DEFINITIONS

Section 7.00. General.

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

Section 7.01. Specific Definitions.

A. 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.

B. Basement - any area of the building having its floor subgrade (below ground level) on all sides.

C. 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.

D. Building Permit Officer - the administrative officer charged with the duty of enforcing the provisions of this Ordinance.

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

F. Construction - the construction, reconstruction, renovation, repair, extension, expansion, alteration, or relocation of a building or structure, including the placement of manufactured homes.

G. Development - any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, the placement of manufactured homes, streets, and other paving, utilities, filling, grading, excavation, mining, dredging, drilling operations, and the subdivision of land.

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

I. Flood - a temporary inundation of normally dry land areas.

J. Flood Fringe Area - that portion of the flood plain outside of the floodway area.

K. Flood Plain - see definition of Flood-prone area.

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

M. Flood-prone 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.

N. Floodway Area – the channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of the one hundred (100) year magnitude.

O. Historic Structure – any structure that is:

1. 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.

2. 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 of the Interior to qualify as a registered historic district.

3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior.

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

- a. By an approved state program as determined by the Secretary of the Interior, or

- b. Directly by the Secretary of the Interior in states without approved programs.

P. Land Development – (i) the improvement of one (1) lot, or two (2) or more contiguous lots, tracts, or parcels of land for any purpose involving (a) a group of two (2) or more buildings, or (b) the division or allocation of land or space between or among two (2) or more existing or prospective occupants by means, or for the purpose, of streets, common areas, leaseholds, condominiums, building groups or other features; (ii) subdivision of land.

Q. 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, or 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.

R. Minor repair – the replacement of existing work with equivalent materials for the purpose of its routine maintenance and upkeep; but not including any addition, change, or modification in construction, exit facilities, or permanent fixtures or equipment.

S. Manufactured Home – means a transportable, single-family dwelling intended for permanent occupancy, office, or place of assembly, contained in one (1) or more sections, built on a permanent chassis, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used with or without a permanent foundation. The term does not include recreational vehicles, park trailers, travel trailers, or other similar vehicles which are placed on a site for more than one hundred eighty (180) consecutive days.

T. Manufactured Home Park – a parcel of land under single ownership, which has been planned and improved for the placement of two (2) or more manufactured homes for non-transient use.

U. New Construction – structures for which the start of construction commenced on or after June 5, 1979, and includes any subsequent improvements thereto.

V. Obstruction – any wall, dam, wharf, embankment, levee, dike, pile abutment, projection, excavation, channel, rectification, culvert, building, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or flood-prone area, which may impede, retard, or change the direction of the flow of water either in itself or by catching or collecting debris carried by such water or is placed where the flow of the water might carry the same downstream to the damage of life and property.

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

X. Recreational Vehicle – a vehicle which is (i) built on a single chassis; (ii) not more than four hundred (400) square feet, measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light-duty truck; (iv) not designed for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Y. Regulatory Flood Elevation – the one hundred (100) year flood elevation plus a freeboard safety factor of one and one-half (1 ½) feet.

Z. Repetitive Loss – flood related damages sustained by a structure on two (2) 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.

AA. Special Permit – special approval which is required for hospitals, nursing homes, jails, and new manufactured home parks and subdivisions and substantial improvements to such

existing manufactured home parks or subdivisions when such development is located partly or entirely within an identified flood plain area.

BB. Structure – anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, sheds, manufactured homes and other similar items. This term includes any man-made object having an ascertainable stationary location on or in land or water whether or not affixed to the land.

CC. Subdivision – the division or redivision of a lot, tract, or parcel of land by any means into two (2) or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership, building, or lot development; provided, however, that the division of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access, shall be exempted.

DD. Substantial Damage – damage from any cause sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed fifty (50%) percent or more of the market value of the structure before the damage occurred.

EE. Substantial Improvement – any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50%) percent of the market value of the structure, (a) before the repair or improvement started, or (b) if the structure has been damaged, and is being restored, before the damage occurred.

ENACTED AND ORDAINED as an Ordinance of the Township of Union, Union County,
Pennsylvania, this 4th day of September, 2007.

ATTEST:

Shirley L. Doyle
Shirley L. Doyle, Township Secretary

TOWNSHIP OF UNION:

By: R. Nelson Poe
R. Nelson Poe, Chairman

Thomas R. Reitz
Thomas R. Reitz, Supervisor

K. Palmer Felmer
K. Palmer Felmer, Supervisor