

**PART 4**

**GENERAL TECHNICAL REQUIREMENTS**

**§8-401. General.**

1. In the identified floodplain area, the development and/or use of any land shall be permitted; provided, that the development and/or use complies with the restrictions and requirements of this and all other applicable codes and ordinances in force in the Borough.
2. Within any floodway area, no new construction or development shall be permitted that would cause any increase in the one-hundred-year flood elevation.
3. Within any AE Area/District, no new construction or development shall be allowed unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the elevation of the one-hundred-year flood more than one foot at any point.
4. Within any identified floodplain area, no new construction or development shall be located within the area measured 50 feet landward from the top-of-bank of any watercourse, unless a permit is obtained from the Department of Environmental Protection. Any nonresidential structure or part thereof having a lowest floor which is not elevated to 1 1/2 feet or more above the one-hundred-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 "Floodproofing Regulations" published by the U.S. Army Corps of Engineers (June, 1972) or with some other equivalent standard. All plans and specification 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. Within any identified floodplain area, the elevation of the lowest floor (including basement) of any new or substantially improved nonresidential structure shall be 1 1/2 feet or more above the one-hundred-year flood elevation or be floodproofed up to that height. Any nonresidential structure or part thereof having a lowest floor (including basement) which is not elevated to at least 1 1/2 feet above the one-hundred-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 "Floodproofing Regulations" published by the U.S. Army Corps of Engineers (June, 1972) 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.

## FLOODPLAINS

6. Enclosed areas below the lowest floor (including basement) are prohibited.
7. Within any AE Area, no new construction or development shall be allowed unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the elevation of one-hundred-year flood more than one foot at any point.

(Ord. 944, 6/11/1990, Art. IV, §4.00; as amended by A.O.)

### **§8-402. Special Requirement for the AE Area/District.**

Within any AE Area/District, no new construction or development shall be allowed unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the elevation of the one-hundred-year flood more than one foot at any point.

(Ord. 944, 6/11/1990, Art. IV, §4.01)

### **§8-403. Design and Construction Standards.**

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

- A. Fill. If fill is used, it shall:
  - (1) Extend laterally at least 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 1 vertical to 2 horizontal feet unless substantiated data justifying steeper slopes are submitted to and approved by the Building Permit Officer.
  - (5) Be used to the extent to which it does not adversely affect adjacent properties.
- B. Drainage Facilities. Storm drainage facilities shall be designed to convey the flow of stormwater 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 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 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.
- (3) No part of any onsite sewage system shall be located within any identified floodplain area except in strict compliance with all State and local regulations for such systems. If any such system is permitted, it shall be located so as to avoid impairment to it or contamination from it during a flood.

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

E. Streets. The finished elevation of all new streets shall be no more than one 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 §8-404, "Development Which May Endanger Human Life" shall be stored at or above the regulatory flood elevation and/or floodproofed to the maximum extent possible.

G. Placement of Buildings and Structures. All buildings and structures shall be designed, located and constructed so as to offer the minimum obstruction to the flow of water and shall be designed to have a minim 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, perpen-

## FLOODPLAINS

pendicular to the flooring grain without causing structural damage to the building.

- (2) Plywood used at or below the regulatory flood elevations 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) Window, doors and other components at or below the regulatory flood elevation shall be made of metal or other water resistant material.

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

### K. Electrical Components.

- (1) Electrical distribution panels shall be at least 3 feet above the one-hundred-year 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 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.

(Ord. 944, 6/11/1990, Art. IV, §4.02)

**§8-404. Development Which May Endanger Human Life.**

1. In accordance with the Pennsylvania Floodplain Management Act and the regulations adopted by the Department of Environmental Protection as required by the Act, any new or substantially improved structure which:
  - A. Will be used for the production or storage of any of the following dangerous materials or substances.
  - B. 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.
  - C. 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) Phosphorous.
    - (14) Potassium.
    - (15) Sodium.

## FLOODPLAINS

- (16) Sulphur and sulphur products.
  - (17) Pesticides (including insecticides, fungicides and rodenticides).
  - (18) Radioactive substances, insofar as such substances are not otherwise regulated.
2. Within any identified floodplain area, any new or substantially improved structure of the kind described in subsection (1) above, shall be prohibited within the area measured 50 feet landward from the top-of-bank of any watercourse.
  3. Where permitted within any identified floodplain area, any new or substantially improved structure of the kind described in subsection (1) above, shall be:
    - A. Elevated or designed and constructed to remain completely dry up to at least 1 1/2 feet above the one-hundred-year flood.
    - B. Designed to prevent pollution from the structure or activity during the course of a one-hundred-year flood.
  4. 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 equivalent water-tight standard.

(Ord. 944, 6/11/1990, Art. IV, §4.03; as amended by A.O.)

### **§8-405. Special Requirements for Manufactured Homes.**

1. Within any identified floodplain area, all manufactured homes and any additions thereto shall be prohibited within the area measured 50 feet landward from the top-of-bank of any watercourse.
2. Where permitted within any identified floodplain area, all manufactured homes and additions thereto shall be:
  - A. Placed on a permanent foundation.
  - B. Elevated so that the lowest floor of the manufactured home is 1 1/2 feet or more above the elevation of the one-hundred-year flood.
  - C. Anchored to resist flotation, collapse or lateral movement.

(Ord. 944, 6/11/1990, Art. IV, §4.04)