

ORDINANCE NO. 1981 - 02

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

BE IT ENACTED and ORDAINED by the Township of Brady's Bend, Armstrong County, Pennsylvania, that Brady's Bend Township Ordinance 1981 - 01, known as the Municipal Floodplain Management Ordinance, is amended as follows:

1. Section 3.00 of said ordinance is amended as follows:

Section 3.00 Identification

The *Identified Floodplain area* shall be any area of the Township of Brady's Bend, subject to the one hundred (100) year flood, which is *identified as a Special Flood Hazard Area (Zone A)* on the *Flood Hazard Boundary Map (FHBM)* as issued by the Federal Insurance Administration dated December 28, 1979.

2. Section 4.03 which was omitted from said ordinance is hereby added as follows:

Section 4.03 Special Requirements for Mobile Homes

- A. Where permitted within any identified floodplain area, all mobile homes and additions thereto shall be:
  1. anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors in accordance with the American National Standards as specified in the Standard for the Installation of Mobile Homes Including Mobile Home Park Requirements (NFPA No. 501A-1974 (ANSI A19.3-1975)) as amended for Mobile 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 mobile homes, 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 mobile homes, 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 (4800) 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 mobile home will be one and one-half (1 1/2) feet or more above the elevations 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 lots shall be large enough to permit steps; piling foundations shall be placed in stable soil no more than *ten (10) feet apart*; reinforcement shall be provided for pilings that will extend for six (6) feet or more above the ground level.
- C. An evacuation plan indicating alternate vehicular access and escape routes shall be filed with the appropriate Township officials for mobile home parks.

3. Section 4.00 C and D are amended as follows:

Section 4.00 General

- C. Within any identified floodplain area, the elevation of the lowest floor (including basement) of any new or improved residential structures shall be one and one-half (1 1/2) feet or more above the one hundred (100) year flood elevation.

- D. Within any identified floodplain area, the elevation of the lowest floor (including basement) of non-residential structures shall be one and one-half (1 1/2) feet or more above the one hundred (100) year flood elevation or be floodproofed up to that height.

Any structure, or part thereof, which will not be completely or adequately elevated, shall be floodproofed in accordance with the provisions of this ordinance.

4. Section 8.01 P defining subdivision is amended as follows:

Section 8.01 Specific Definitions

- P. Subdivision - the division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development. 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.

DONE, ORDAINED AND ENACTED, at a regular meeting of the Board of Supervisors of the Township of Brady's Bend, on Monday, the 2nd day of November, 1981.

BRADY'S BEND TOWNSHIP SUPERVISORS

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Merle Crissman

*Harry R. Kiser*  
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Harry R. Kiser

*Frank Bratkovich*  
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Frank Bratkovich

ATTEST:

\_\_\_\_\_  
Secretary

NOTICE

The Township of Brady's Bend intends to enact the following Ordinance at its regular monthly meeting to be held on Monday, the 2nd day of June, 1986 at 7:00 o'clock P.M. :

ORDINANCE NO. 1986 - 001

AN ORDINANCE AMENDING VARIOUS SECTIONS  
OF THE FLOOD PLAIN MANAGEMENT ORDINANCE  
(ORDINANCE NO. 1981 - 001 and 002)

BE IT ENACTED AND ORDAINED by the Township of Bradys Bend, Armstrong County, Pennsylvania and it hereby enacted and ordained by the Authority of the same that the Bradys Bend Township Flood Plain Management Ordinance is hereby amended as follows:

I. Section 2.01(A) is amended as follows:

- A. The Building Permit Officer shall issue a Building Permit only after it has been determined that the proposed work to be undertaken will be in conformance with the requirements of this and all other applicable codes and ordinances. In addition the building permit officer shall require that the applicant certify that within the detailed Flood Plain (i.e., A# zones) the proposed development's cumulative effect, when combined with all existing and anticipated development, will not increase the water surface elevation of the 100 year flood more than one foot at any point with the Township.

II. Section 3.00 of said Ordinance is amended as follows:

Section 3.00 Identification

The identified flood plain area shall be any area of the Township of Bradys Bend, subject to the one hundred (100) year flood, which is identified as a Special Flood Hazard Area in the flood insurance study (FIS) issued by the Federal Emergency Management Agency and dated July 3, 1986.

Within the Township two flood plain districts (FPD) are delineated in the Flood Insurance Study: A detailed FPD

(numbered A Zones) and an approximated FPD (unnumbered A Zones). It is the intention of this ordinance that both Flood Plain Districts be included as part of the identified flood plain.

Section 3.01 Determination of the Regulatory Flood Elevation Within the Approximated Flood Plain

For the purposes of this Ordinance, the regulatory flood elevation, i.e. the one hundred (100) year flood elevation shall be used as shown in the Flood Insurance Study. To determine the one hundred year flood elevation within the approximated flood plain (unnumbered Zone A) the elevation at a given point on the boundary of the identified flood plain area which is nearest the construction site in question will be used. In helping to make this necessary elevation determination other sources of data, where available, shall be used, such as:

- A. Corps of Engineers - Flood Plain
- B. U.S. Geological Survey - Flood Prone Quadrangles
- C. U.S.D.A., Soil Conservation Service - County Soil Surveys (Alluvial Soils) or P.L. 566 Flood Information
- D. Pennsylvania Department of Environmental Resources - Flood Control Investigation
- E. Known Highwater Marks From Past Floods
- F. Other Sources

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 Township of Brady's Bend.

III. Section 4.00 General is amended as follows:  
Space D. is amended as follows:

Within any identified flood plain area, the elevation of the lowest floor (including basement) of non-residential structure shall be one and one half (1½) feet or more above the one hundred (100) year flood elevation or be designed and constructed so that the space enclosed by such structure shall remain either completely or essentially dry during any flood up to that height.

Any structure, or part thereof, which will not be completely or adequately elevated, shall be designed and constructed to be completely or essentially dry in accordance with the standards contained in the publication entitled "Flood-Proofing-Regulations" (U.S. Army Corps of Engineers, June, 1972), or some other equivalent standard, for that type of construction.

IV. Section 8.01 of said Ordinance which sets forth specific definitions is hereby amended to add Sub-section Q:

Q. 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.

DONE, ORDAINED and ENACTED at a regular meeting of the Board of Supervisors of the Township of Brady's Bend on Monday, the 2 day of June, 1986.

BOARD OF SUPERVISORS

Karl D. Rottman  
Karl D. Rottman

Merle Crissman  
Merle Crissman

Ronald E. Ford  
Ronald E. Ford

ATTEST:

James L. Harmon  
James Harmon, Secretary