

PROPOSED
BY
10/1/93

ORDINANCE NO. 41

ORDINANCE REQUIRING PROCUREMENT OF BUILDING PERMITS.

The Township of Jackson, Cambria County, Pennsylvania, hereby ordains as follows:

SECTION 1. No person, firm, partnership or corporation shall within the Township of Jackson, Cambria County, Pennsylvania, erect, construct, enlarge, alter, improve, move or demolish any building or structure without first obtaining a separate building permit for each building or structure in accordance with the provisions and procedures set forth in this ordinance.

SECTION 2. Applications for building permits shall be made to the Building Permit Officer on forms supplied by the Township. Such application shall contain the following:

- (a) Name and address of applicant.
- (b) Name and address of owner of land on which proposed construction is to occur.
- (c) Name and address of contractor, if any.
- (d) Site location.
- (e) Brief description of proposed work and estimated cost.
- (f) A plan of the site showing the exact size and location of the proposed construction as well as any existing buildings or structures.

SECTION 3. The Building Permit Officer shall review each building permit application to determine whether the proposed plan is in compliance with the requirements of the law and all ordinances of the Township affecting building construction, alteration or demolition and whether the proposed building site will be reasonably safe from flooding. If a proposed building site is in a location that has a flood hazard, any proposed new construction or substantial improvement (including pre-fabricated and mobile homes) must (i) be

designed (or modified) and anchored to prevent flotation, collapse or lateral movement of the structure, (ii) use construction materials and utility equipment that are resistant to flood damage, and (iii) use construction methods and practices that will minimize flood damage.

SECTION 4. The Building Permit Officer shall review subdivision proposals and other proposed new developments to assure that (i) all such proposals are consistent with the need to minimize flood damage, (ii) all public utilities and facilities, such as sewer, gas, electrical and water systems are located, elevated and constructed to minimize or eliminate flood damage, and (iii) adequate drainage is provided so as to reduce exposure to flood hazards.

SECTION 5. The Building Permit Officer shall require new or replacement water supply systems and/or sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

SECTION 6. The Building Permit Officer shall issue a permit only after it has been determined that the proposed construction will be in conformance with all applicable requirements and regulations.

SECTION 7. 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. Said placard shall set forth the number of the building permit, the date of its issuance and be signed by the Building Permit Officer.

SECTION 8. Work on the proposed construction shall begin within twelve (12) months after the date of issuance of the building permit or the permit shall expire unless a time extension is granted, in writing, by the Building Permit Officer. Construction 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 state 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 of any part thereof on its piling or foundation, or the affixing of any pre-fabricated structure or mobile 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 installation of piling under proposed subsurface footings; or the installation of sewer, gas, and water pipes, or electric or other service lines from the street.

SECTION 9. 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 municipal 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 Township Supervisors for whatever action they consider necessary.

SECTION 10. Applications for building permits shall be accompanied by a fee, payable to Jackson Township, based upon the estimated cost of the proposed construction as determined by the Building Permit Officer at the following rates:

<u>Estimated Cost</u>	<u>Fee</u>
\$ 0.00 to \$ 3,000.00	\$ 0.00
\$3,000.00 to \$ 25,000.00	\$ 2.00
In excess of \$ 25,000.00	\$ 3.00

SECTION 11. Any person aggrieved by the Building Permit Officer's estimate of the cost of the proposed construction may appeal to the Township Supervisors. Such appeal must be filed, in writing, within thirty (30) days after the determination by the Building Permit Officer. Upon receipt of such appeal, the Township Supervisors shall set a time and place not less than ten

(10) nor more than thirty (30) days for the purpose of hearing the appeal.

Notice of the time and place of the hearing of the appeal shall be given to all parties at which time they may appear and be heard. The determination of the estimated cost by the Township Supervisors shall be final in all cases.

SECTION 12. Upon completion of the construction authorized under the permit granted, the holder of such permit shall report such completion to the Building Permit Officer. The Building Permit Officer, after completion of the construction for which the permit shall have been granted, may cause an inspection of the building or structure to be made. If there is evidence that any requirement of the law or any applicable ordinance has not been complied with, the Building Permit Officer shall report such fact to the Township Supervisors, who shall commence prosecution under the applicable ordinance, or take necessary steps to secure compliance therewith. The fact of completion of the construction shall be noted upon the original application for the permit, which shall be kept on file.

SECTION 13. If any section, paragraph, sentence or phrase of this ordinance should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this ordinance which shall remain in full force and effect. For this purpose the provisions of this ordinance are hereby declared to be severable.

ORDAINED and ENACTED, this 15 day of July, 1975.

TOWNSHIP OF JACKSON

By Donald Ed Gouse
Chairman

Wayne Horner
Supervisor

ATTEST:

Gail Horne
Secretary

Supervisor