

ORDINANCE NO. 01-2009

AN ORDINANCE AMENDING FISHING CREEK TOWNSHIP
ORDINANCE NO. 2004-03 WHICH ADOPTED THE
PENNSYLVANIA UNIFORM CONSTRUCTION CODE AND
THE INTERNATIONAL CODES INCORPORATED
THEREIN WITH RESPECT TO PERMIT APPLICATIONS

WHEREAS, after the adoption of Ordinance No. 2004-03 by the Fishing Creek Township Board of Supervisors on 5th day of May, 2004, the Legislature adopted Act 92 of 2004 making some changes in the Uniform Construction Code.

WHEREAS, the Board of Supervisors of Fishing Creek Township wishes to amend Ordinance No. 2004-03 to adopt permit requirements for accessory buildings and change of occupancy from recreational to residential use.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Fishing Creek Township as follows:

1. Section 2 of Ordinance 2004-03, which concerns Sections 403.62 and 403.65 of the Uniform Construction Code relating to permit requirements and exemptions for residential buildings, is hereby amended to include the following:

A. A building permit shall be required for the erection, construction, or placement of detached utility and miscellaneous use structures, such as private garages, carports, greenhouses, gazebos and sheds accessory to single family homes, if greater than 500 square feet in building area.

B. Where detached utility and miscellaneous use structures, such as private garages, carports, greenhouses, gazebos and sheds accessory to single family homes of 500 square feet or less in building area are connected to a utility, an appropriate permit for the utility connection is required. A utility is any electric, gas (including propane tanks), water, or sewer service.

C. A preconstruction permit is required for any detached utility or miscellaneous use structure accessory to a single family home.

D. A building permit shall be required for residential alterations or repairs as set forth in Section 403.62 of the Uniform Construction Code.

E. Before a recreational cabin occupancy is changed to a permanent residential occupancy, the owner must, in addition to all other requirements:

(1) Obtain a preconstruction permit from the Township;

(2) Obtain a septic inspection and bring any on-site septic system into compliance with currently existing codes and regulations;

(3) Obtain a building permit and upgrade the structure to comply with existing codes and required inspections; and,

(4) Receive an occupancy permit.

2. Except as amended, hereby Ordinance No. 2004-03 shall continue in full force and effect.

3. This ordinance shall be effective five days after the date of its passage.

ENACTED AND ORDAINED this 1st day of July, 2

X

Julie K. Beishline

By: Ronald W. Kocher
Randy A. Hack
Randall Laubach

ATTEST

Julie K. Beishline
Fishing Creek Township Secretary

(Municipality Seal)