Conewago Township Adams County, Pennsylvania

ZONING/CODE ENFORCEMENT OFFICE
541 Oxford Avenue, Hanover, PA 17331
Tele: (717) 637-0411 • Fax: (717) 637-6826
www.conewagotwp.us

RESIDENTIAL POOL PERMIT

BUILDING AND ZONING PERMIT APPLICATION

1A. LOCATION/ADDRESS OF PROPERTY POOL IS BEING CONSTRUCTED ON:

House #	Street Name	Suite, Apt. #

1B. LOCATION OF PROPERTY:

Map #	Parcel #	Zoning District

2A. DESCRIPTION OF POOL:

Style of pool (above-ground , in-groun	Water Depth of Pool	Pool size (diameter, square footage, etc

2B. HEIGHT (in inches) **OF POOL WALL/BARRIER:** _____inches

2C. WILL YOUR PROJECT INCLUDE THE INSTALLATION OF A FENCE? YES OR NO
IF YES, INDICATE THE HEIGHT OF THE FENCE:_____ inches
Ensure the location of the fence is shown on your site plan as indicated in item 6.

IF YOUR PROJECT WILL ALSO INCLUDE DECKING, ENSURE SUFFICIENT BUILDING PLANS AS WELL AS A SITE PLAN (which shows the details of item 6) ARE SUBMITTED FOR REVIEW

3. COST OF PROJECT: $

4. PROPERTY OWNER NAME, ADDRESS AND TELEPHONE NUMBER (S):
PRINT PLEASE:

5. CONTRACTOR'S NAME, ADDRESS AND TELEPHONE NUMBER (S):
PRINT PLEASE:

Attach Worker Compensation Statements.

6. ATTACH DRAWING OF PROPERTY.
PLEASE DETAIL THE FOLLOWING: house, sidewalk, garage, driveway, other outbuilding location house address, location of pool, distance pool is from property lines, height and location of any fenc in the different areas of the property, easements, and right-of-ways.
Also include your neighbor's addresses and the street names of the roads bounding your property.

BUILDING INSPECTIONS:
Middle Department Inspection Agency
3901 Hartzdale Dr, Suite 112, Camp Hill, PA 17011
Tele: (717) 761-5340

ZONING & BUILDING PERMITS:
Conewago Township
541 Oxford Avenue
Hanover, PA 17331
Tele: (717) 637-0411

ADAMS COUNTY PERMIT:
Adams County Courthouse
Assessing Office, Room 202
Gettysburg, PA 17325
Tele: (717) 337-9837

CONDITIONS OF ISSUANCE:

✓Submit two copies of your application/drawing to the Township for review.

✓Definition: **SWIMMING POOL** - Any structure and inflatable device, not located within a completely enclosed building, and containing, or normally capable of containing, water to a depth at any point greater than twenty-four (24) inches.
Farm ponds, stormwater basins and/or lakes are not included, provided that swimming was not the primary purpose for their construction. Furthermore, this definition includes all above ground and below ground, permanent and temporary/portable types of pools, spas and jacuzzis.

✓Swimming pools and any related improvements (i.e. sidewalks, decking, pumps, equipment, etc.) shall not be located within the front yard.

✓ Swimming pools and any related improvements (i.e. sidewalks, decking, pumps, equipment, etc.) shall be setback at least 10 feet from any side or rear lot lines and any utility, stormwater or access easements or right-of-ways.

✓One pool is permitted per lot for residential purposes, but a Jacuzzi or hot tub may be installed in addition to or in-conjunction with a swimming pool.

✓Except as noted in the next item, all pools shall be entirely enclosed with a continuous, rigid fence or wall that shows no evidence of flexing when climbed by an adult. Such fence shall be erected before the pool is filled with water.

✓Above-ground pools that have a pool-wall height of less than 4 feet (48 inches) are required to construct a fence with a minimum height of 48 inches with a self closing, self-latching and lockable gate. The gate must open away from the pool and the gate lock must meet code. If the pool-wall height is 48 inches or more, it must be equipped with a retractable/removable ladder.

✓The required fencing cannot be more than 2 inches off grade and spacing between pickets cannot exceed 4 inches.

✓The exterior side of the required fence must rise perpendicular from the ground and shall not contain steps or protrusions or recessions which could aid in the climbing of the fence.

✓The required fence with self-latching gate, shall be locked or secured at all times when the swimming pool is unattended.

✓Any access directly from a dwelling with a gate must have an alarm on the door.

✓Any decking surrounding the pool must maintain a 48 inch barrier to the pool.

✓All pools must use operable filtration and an effective antibacterial agent (i.e. chlorine, bromine, ozone, etc.).

✓The electric receptacle must be a ground fault protected circuit, a twist lock type receptacle, and be located no more than 10 feet from the pool. The receptacle cover must be of the continuous-use type.

✓A grading plan will be required for review by the Township Engineer (prior to building permit approval) for any project that will disturb more than 500 square feet of earth, as will any project that results in one foot or more of grade change. If the proposed project exceeds a twelve inch change in grade, but, covers an area less than one-half of the total size of the improvement, then it will be exempt from needing a grading plan. All applications for in-ground pools will require a grading plan.

✓All lighting for the pool area is to be directed inward and downward toward the pool area and not directed at the yards of neighbors.

✓All pools permit applications and pool installation to be reviewed and inspected by Township Building Inspector.

✓Applicant to telephone the PA ONE CALL system; this system allows for local utility companies to mark underground infrastructure and utility lines.

✓It is the applicant's responsibility to acquire a permit from Adams County Courthouse, Assessing Office, Room 202, Gettysburg, PA 17325 (if required).

STORMWATER MANAGEMENT PLANS:

•Stormwater Management Plans are required if the proposed project will encompass1,000 square feet or more of new impervious coverage. All in-ground swimming pools require a stormwater management plan. Stormwater Management Plans are drawn by a licensed engineer or surveyor; their seal is needed on the plans. Criteria for Stormwater Management Plans is specified in Chapter 77 (Erosion, Sedimentation and Grading).

Three copies of the Stormwater Management Plan will need to be submitted to the Township Office and accompanied with a fee of $100 (made payable to Conewago Township). These three copies will be date stamped by Township Administration and the fee will be collected. The township will retain the copies and provide a copy to the Township Engineer for review. The Township Engineer reserves two weeks to review your Stormwater Management Plan. The Township Engineer will notify the Township Office if the plan is "adequate". If the plan is adequate, the Township Office will then commence the building permit review. If the plan is deemed "inadequate" you may submit a revised plan along with the review fee. As-Built Plans and As-Built Plan reviews are required for all projects needing a grading plan. As-Built Plans are drawn by an engineer/surveying company; the Plan is to be consistent with the approved Stormwater Management Plan. Processing the As-Built mirrors the Stormwater Management Plan submission. The fee for the As-Built Plan review is $100 and will be incorporated as part of your permit fee. The As-Built review needs to be deemed "adequate" by the Township Engineer before use/occupancy is granted for your project.

Use the PA UCC and 2018 International Residential Code for all pool installations.

Appendix G of the International Residential Code of 2018 (information and reference check list); **Swimming Pools:** The Consumer Product Safety Commission has reported that drowning is the leading cause of accidental death in and around the home for children under the age of 5 years in California, Arizona, and Florida. Seventy five percent of the children involved in swimming pool submersion or drowning accidents are between 1 and 3 years old. Victims had been missing for five minutes or less when they were found in the pool drowned or submerged. Other bodies of water, such as fish ponds and fountains, have the same potential drowning hazards as pools.

Signature of Applicant/Agent:_____ Date:_____

Permit Officer Approval:_____ Date:_____

INSPECTION FEES:		**PERMIT APPLICATION FEES:**	
Building Plan review:	**$**	Building/Zoning:	**$**
Residential:	**$**	PA State Levy Fee:	**$ 4.50**
Electrical:	**$**	Stormwater Plan review:	**$**
Mechanical:	**$**	As-Built Plan review:	
Plumbing:	**$**	Other:	**$**
Other:	**$**	**TOTAL TOWNSHIP FEE:**	**$**
Total MDIA Fee:	**$**		

Pertinent Definitions:

EASEMENT - A right-of-way granted for limited use of private land for a public or quasi-public or private purpose, and within which the owner of the property shall not have the right to make use of the land in a manner that violates the right of the grantee.

LOT - A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed, or built upon as a unit and that is not divided by a street.

A. Lot, Corner: A property having street frontage along two (2) or more contiguous sides or along a single curved street with an interior angle of less than 135 degrees as measured along the interior edge of the street right-of-way, or in the event of no right of-way, along the interior edge of the cartway.

B. Lot, Flag: A lot that relies upon a thin strip of land for street access whose frontage does not satisfy the minimum width requirements for the respective Zone, but that said lot has the required lot width away from the street frontage.

C. Lot, Interior: A lot with only one (1) street frontage.

D. Lot, Through / Reverse Frontage: An interior lot having frontage on two parallel or approximately

parallel streets with vehicular access solely from the street of lesser functional classification.

PRINCIPAL BUILDING – A building in which is conducted the main or principal use of the lot on which said building is located.

RIGHT-OF-WAY – An area secured for public use and which may, but need not, be improved with streets, utilities, storm-water management facilities, traffic control facilities, curbs, sidewalks, bicycle lanes or paths, streetlights, and similar improvements for public benefit or enjoyment.

STREET CENTERLINE – A line laterally bisecting a street right-of-way into equal widths. Where the street right-of-way cannot be determined, the cartway centerline shall be deemed the street centerline.

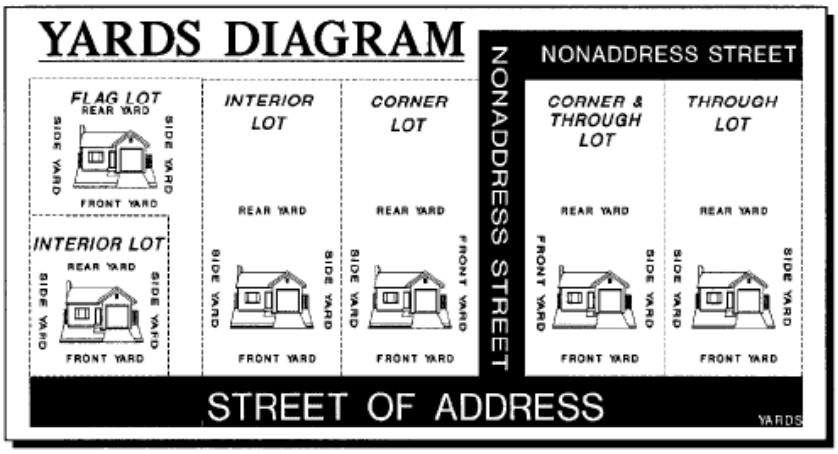
STREET LINE OR RIGHT-OF-WAY LINE – The line defining the limit of a street right-of-way and separating the street from abutting property or lots. The street line shall be the same as the legal right-of-way line currently in existence

YARD - An area between the permitted structures and the property lines.

A. Yard, Front: The area contained between the principal structure and the street right-of-way line, except that where a portion of the site has a front property line that is located away from the street right-of-way and runs generally parallel to the street, the front yard shall also include that area that is located between the principal structure and the front property line that generally parallels the street (see adjacent diagram). On corner lots the front yard shall be those yards that are located between the principal structure and the adjoining streets. On corner lots that are also through lots, the front yard shall be those yards that are located between the principal structure and the adjoining street of address and located between the principal structure and the adjoining street that intersects with the street of address.

B. Yard, Rear: The area contained between the principal structure and the property line directly opposite the street of address. For flag lots, the rear yard shall be that area between the principal structure and that lot line which is directly opposite the above described front yard. On corner lots that are also through lots, the rear yard shall be that yard that is located directly opposite the adjoining street that intersects with the street of address.

C. Yard, Side: The area(s) between a principal structure and any side lot line(s). On corner lots, the side yard shall be considered those areas between the principal structure and the property lines directly opposite the non-address street(s). For flag lots, the side yards shall be the area between the principal structure and that one (1) outermost lot line which forms the flag and pole, plus the area on the opposite side of the principal structure. On corner lots that are also through lots, the side yard shall be that yard that is located directly opposite the adjoining street that intersects with the street of address.



NOTICE - PLEASE READ AND COMPLY WITH THE FOLLOWING NOTICES:

•The property owner is responsible for determining if property is subject to private covenants and/or subdivision and land development regulations or private plan restrictions and compliance with the restrictions. Private covenants may be more restrictive than zoning regulations. Issuance of a building permit and/or zoning permit does not constitute compliance with private covenants or restrictions. Any legal controversies arising from a permit issued in violation of any private covenants or restrictions is the sole responsibility of the property owner or their authorized representative.

STATEMENTS AND VERIFICATION BY APPLICANT

• I/We do hereby agree to observe and adhere to any and all provisions of Conewago Township's Ordinances and do further agree and understand that my failure to do so shall constitute a violation as to any Permit issued per this Application, which violation shall cause any Permit to become NULL AND VOID and revocable by Conewago Township via its Code Enforcement Officer or other designed agent.

• I/We do hereby certify that as applicants, owners, contractors, agents or others that I/we completed and read the foregoing Application and Notice and that the information and statements in this application and other representations contained in all accompanying plans are made a part of this application and are true and correct to the best of our knowledge and belief. This statement and verification are made subject to the penalties of 18 PA C.S.A. Section 4904 relating to un-sworn falsifications to authorities, which provides that if I/we knowingly make false statements or averments, I/we may be subject to criminal penalties. I/We hereby authorize representatives of the Township to make the required inspections upon the property to verify that the construction requested under this application complies with the Conewago Township Zoning Ordinance and other applicable codes.

If the applicant is Contractor or Agent of Owner, he/she/they hereby certify that he/she/they have the authority to act on behalf of the Owner.

Owner:_____

Date:_____

Contractor or Agent:_____

Date:_____

ZONING OFFICER APPROVAL:_____

DATE:_____

WORKER'S COMPENSATION INSURANCE COVERAGE INFORMATION

A. Applicant or Contractor is a contractor within the meaning of the Pennsylvania Workers' Compensation law?

_____ yes, complete Sections B & D below as appropriate

_____ no, complete Sections C & D below as appropriate

B. Insurance information:

Name of Contractor:

_____

Federal or State Employer Identification No.:_____

Applicant is a qualified self-insurer for workers' compensation. ____yes ____no ____Certificate attached

Name of Workers' Compensation Insurer:_____ Certificate attached____

C. Exemption (Complete Section C if the applicant is a contractor claiming exemption from providing workers' compensation insurance.)

The undersigned swears or affirms that he/she is not required to provide workers' compensation insurance under the provisions of Pennsylvania's Workers' Compensation Law for one of the following reasons, as indicated:

____ Contractor with no employees. [Note: Contractor prohibited by law from employing any individual to perform work pursuant to this building permit and/or zoning permit unless contractor provides proof of insurance to Conewago Township.]

____ Religious exemption under the Workers' Compensation Law.

Affidavit of Exemption

The undersigned affirms that he/she is not required to provide workers' compensation insurance under the provisions of Pennsylvania's Workers' Compensation Law for one of the following reasons, as indicated:

____ Property owner performing own work. If property owner does hire contractor to perform any work pursuant to building permit and/or zoning permit, contractor must provide proof of workers' compensation insurance to Conewago Township. Homeowner assumes liability for contractor compliance with this requirement.

____ Contractor has no employees. [Note: Contractor prohibited by law from employing any individual to perform work pursuant to this building permit and/or zoning permit unless contractor provides proof of insurance to Conewago Township.]

____ Religious exemption under the Workers' Compensation Law. All employees of contractor are exempt from workers' compensation insurance (attach copies of religious exemption letters for all employees).

D. Signatures:

_____
Signature

County of _____

Township of _____

Subscribed, sworn to and acknowledged before me by the above.

_____this _____day of _____, _____

(seal) _____