

Pocono Mountain Lake Forest  
Community Association

**Building Standards**  
**2008**

# Table of Contents

Title page.....	1
Table of Contents.....	2-3
1. Definitions.....	4
2. Adoption of BOCA Basic Building Code.....	4
3. New Construction.....	4
3.1 General.....	4
3.2 Application.....	4
4. Intent.....	4
5. Compliance with other Ordinances.....	5
6. Permit Required.....	5
6.1 Submittal of Building Application.....	5
6.2 General.....	5
6.3 Replacement of Decks.....	5
6.4 Replacement of Sheds.....	6
7. Issuance of Permit.....	6-7
8. Permit Fees.....	7
9. Permit Applications.....	8
10. Quality of Drawings.....	8
11. Building Permit Drawing Requirements.....	8
11.1 Frame Construction.....	8
11.2 Modular and/or Factory Built Construction.....	9
11.3 Sheds.....	9
11.4 Renovations and/or Additions.....	9
11.5 Sewage Systems.....	9
11.6 Water Supply Systems.....	9
11.7 New Decks or Expansion of Existing Decks.....	10
11.8 Pools.....	10
11.9 Items not Typically Associated with a Residential Dwelling.....	10
12. Standards.....	10
12.1 Design Requirements.....	10
12.2 Set Back Requirements.....	10
12.3 Square Footage Requirements.....	11

**Table of Contents (continued)**

<b>12.4</b>	Driveways.....	11
<b>12.5</b>	Central Water System Requirements.....	12
<b>12.6</b>	Fences.....	12
<b>12.7</b>	Clearing of Lots.....	12
<b>12.8</b>	Removal of Construction Material.....	12-13
<b>12.9</b>	Compliance with Delaware Township Building Codes.....	13
<b>13.</b>	Revocation of Permits.....	13
<b>14.</b>	Certificate of Occupancy.....	13
<b>15.</b>	Building Inspections.....	14
<b>15.1</b>	Duties and Powers of Building Inspector.....	14
<b>16.</b>	Right of Entry.....	14
<b>17.</b>	Liability of Building Inspector.....	14
<b>18.</b>	Building Committee.....	15
<b>19</b>	Membership of the Building Committee.....	15
<b>20.</b>	Removal of Building Committee Members.....	15
<b>21.</b>	Appeals to the Building Committee.....	15
<b>22.</b>	Hearings.....	15-17
<b>23.</b>	Stay of Proceedings.....	17
<b>24.</b>	Penalty.....	17
<b>25.</b>	Savings Clause.....	17
<b>26.</b>	Revisions.....	17
<b>27.</b>	Amendments.....	18
	<b>Building Permit Application.....</b>	<b>19</b>
	<b>Lead Free Certification Form.....</b>	<b>20</b>
	<b>Building Permit Display.....</b>	<b>21</b>

## **1. Definitions**

Definitions of terms used in this Code shall be interpreted as defined in the Delaware Township 901, Definitions Applicable to the Ordinances of Delaware Township.

## **2. Adoption of BOCA Basic Building Code**

1. The BOCA Basic Building Code (Building Officials and Code Administrators International, INC) and CABO One and Two Family Dwelling Code (The Council of American Building Officials) as they may be amended, changed, or modified from time to time, is hereby adopted as the rules, regulations, and standards for the construction alteration, remodeling, and occupancy of all structures in Pocono Mountain Lake Forest Association, and Provisions of BOCA and CABO are incorporated herein by reference.

2. Any other standards or provisions separately or specifically enacted by the Association or Township shall supersede and provision contained in BOCA or CABO.

## **3. New Construction**

### **3.1 General**

Every building standard shall apply only to construction, which occurs subsequent to its adoption, and only to the areas constructed.

### **3.2 Application**

Building Standards shall apply only to construction which:

1. Occurs subsequent to the adoption of that standard.
2. To areas which are constructed subsequent to the adoption of that standard.

## **4. Intent**

The purpose of this section is to clarify that construction shall be dictated by the building standard that is in place at the time of construction and that standards subsequently enacted shall not be retroactively applied to areas and structures already constructed. For reference, Delaware Township maintains copies of BOCA & CABO and any amendments at the Township Building for review by any person.

## **5. Compliance With Other Ordinances**

Any person engaged in building shall comply with all other applicable Ordinances of Pocono Mountain Lake Forest Community Association and Delaware Township, including without limitation Delaware Township Ordinances; 102 (Flood plain development), Ordinance 105 (Encroachment), Ordinance 106 (Roads and draining facilities), Ordinance 107 (Subdivision), Ordinance 110 (Zoning), and Ordinance 202 (Sewage and water supply systems).

## **6. Permit Required**

### **6.1 Submittal of Building Application**

The Association Office shall receive all applications, drawings and fees for construction and forward them to the Building committee for review. The Building Committee shall issue a decision approving or rejecting the proposed construction project.

### **6.2 General**

Prior to the construction, structural alteration, replacement, or installation of; Single Family Dwelling, Addition or Alteration of an Existing Building, Modular or Prefabricated Dwelling, Moving a House or Part of a House, Shed greater than 200 square feet, New Deck, Enlargement of an existing Deck, Pool, Conversion of a Basement or Crawlspace, Connecting into the Central Water System, Clearing of a Lot, items not typically associated with residential home sites, a permit must be obtained from Pocono Mountain Lake Forest Community Association and Delaware Township.

### **6.3 Replacement of Decks**

**A. General:** Notwithstanding any other provision of the ordinances of this Association, no permit shall be required to replace an existing deck with another.

**B. Conditions:** In order to qualify for the exemption from permit requirement provided above, the replacement deck must be:

1. Constructed to the same or smaller dimension than those of the existing deck (neither width nor length may exceed that of the existing deck); and
2. Constructed to the same or superior construction standards of lumber dimension, spacing and span of the existing deck.

**C. Burden of Proof:** An owner who proceeds without permit in accordance with this section retains the burden of proof to demonstrate the existence and dimension of the prior deck.

## **6. (continued)**

### **6.4 Replacement of Sheds**

**A. General:** Notwithstanding any other provision of the ordinances of this Association, no permit shall be required to replace an existing shed with another.

**B. Conditions:** In order to qualify for the exemption from a permit requirement provided above, the replacement shed must be:

1. Constructed to the same or smaller dimension than those of the existing shed (neither width nor length may exceed that of the existing shed).

2. Constructed to the same or superior construction standards.

**C. Burden of Proof:** A property owner who proceeds without a permit in accordance with this section retains the burden of proof to demonstrate the existence and dimension of the prior shed.

## **7. Issuance of Permit**

No permit shall be issued until an application is delivered to the Association in the form prescribed, and the necessary fee(s) paid. Permits shall only be issued to Members whose Accounts are paid in full.

The member must place a fully completed and signed Building Permit Display in an obvious location at the construction site before the project and it must remain there until the project is completed.

All permits will be issued to qualified applicants on a first come, first served basis except for the situations as set forth herein.

1. In any subdivision or land development in which a building construction ban or moratorium has been imposed by any regulatory authority or agency, such ban remains in effect for a period of time in excess of one (1) year, and the ban is only partially lifted that is, the Association is authorized to issue permits fewer in number than the remaining lots or units, the issuance of building permits after removal of the ban or moratorium shall be on the following basis:

**A. Waiting period:** No permits will be issued for a period of sixty (60) days after authorization by the appropriate regulatory authority or agency to resume issuance of permits.

**B. Review process:** During the sixty (60) days waiting period, the Association will receive and hold permit application, reviewing them as to completeness and accuracy.

**C. Impartial drawing:** At the end of the sixty (60) days waiting period, a drawing will be held to select, at random, the number of permits authorized for approval. Should there be fewer permits requested during the said sixty (60) day period than the number authorized by the regulatory authority or agency, no drawing will be held and permits will be issued to all qualified applicants forthwith.

**7. (continued)**

D. Post waiting period: After the sixty (60) day waiting period, that restriction on the issuance of building permits imposed hereby shall expire.

E. Oral amendments to building permits shall be of no legal effect. All construction shall be pursuant to the specifications shown on the permit issued unless modified or amended, in writing, by the Association.

**8. Permit Fees**

Fees for the following types of building permits shall be set from time to time by the Board of Directors. Such fees shall accompany permit applications for:

<b>Type of Construction</b>	<b>Permit Fee</b>
Single Family Dwelling	\$400.00
Addition to or alteration of an existing building	\$75.00
Modular or prefabricated dwelling	\$400.00
Moving a house or part of a house	\$400.00
Construction or erection of a shed greater than two hundred (200) square feet in size	\$50.00
A conversion of an existing crawl space to a basement or replacement of footings	\$25.00
Connecting into Central Water System of Sections 1 and 2	\$500.00
New Deck or Enlargement of an Existing Deck	\$25.00
Swimming Pool	\$25.00
Clearing of a Lot	\$100.00
Items not Typically Associated with a Residential Dwelling	To be Determined by the Board of Directors on a Situational Basis

## **9. Permit Applications**

Applications for building permits must include the following information at minimum:

1. A completed Building Permit Application.
2. A complete set of Building Plans.
3. A non-refundable check made payable to Pocono Mountain Lake Forest Community Association for the appropriate Application Fee.
4. For factory built structures, certification from the manufacturer that the structure complies with all provisions of this Ordinance.
5. Any other reasonable information required by the Association.

Applications for permits to move modular homes from one lot to another must also show the locations of both lots.

## **10. Quality of Drawing**

1. Residential building plans required to obtain a building permit shall be clearly and accurately drawn to scale (preferred scale is  $\frac{1}{4}$  inch equals 1 foot) and dimensioned to clearly describe the room sizes and overall dimensions of the structure, including all attached appurtenances.
2. Building elevations and wall sections shall clearly describe the building, construction and illustrate the appearance of the completed structure.

## **11. Building Permit Drawing Requirements**

### **11.1 Frame Construction**

1. Foundation Plan: All construction dimensions size of block and/or concrete walls, spacing of piers, size of main beam, size and spacing of floor joists, size of footings, notation including full basement or crawl space.
2. Floor Plan (each level): All construction dimensions, window sizes, rough plumbing fixtures, size and spacing of ceiling joists.
3. Elevations: Front, rear, right and left side, showing existing grade and finish grade, dimension from the lowest finish grade to ridge.
4. Typical Building cross section showing footing and reinforcement as required; concrete or masonry foundation wall reinforcement; framing; insulation; roof pitch; and foundation drains.
5. Location and size of decks, stoops, porches, garage, or other appurtenances.



## **11. (continued)**

### **11.2 Modular and/or Factory Build Construction**

1. Foundation Plan: All construction dimensions, size of block and/or concrete walls, spacing of piers, size of main beam, size and spacing of floor joists, size of footings, notation indicating full basement or crawl space.
2. Floor Plan (each level): All construction dimensions, window sizes, plumbing fixtures, size and spacing of ceiling joists.
3. Elevations: Front, rear, right and left side, showing existing grade and finish grade, dimension from lowest finish grade to ridge.
4. Typical Building cross section showing footing: concrete or masonry foundation wall reinforcement; framing; insulation; roof pitch; and foundation perimeter drains.
5. Location and size of decks, stoops, porches, garage, or other appurtenances.
6. If manufacturers generic plans are used, show grades as per #3 above, especially for raised ranch or split level designs, including foundation changes as required by existing grades.
7. Certification that the modular conforms to all applicable minimum standards of the Association Building Standard.

### **11.3 Sheds**

Permit application for a shed larger than two hundred (200) square feet must include the following:

1. A plot plan of the property shown. Sheds may be placed directly on the back of a property line, however, side set backs must be maintained.
2. A plan drawing of the shed showing its dimensions.
3. At least two elevations (front and side).
4. Wall section indicating construction and materials.

### **11.4 Renovations and or Additions**

Existing conditions only where relevant to the renovation or addition must be shown on plans and elevations.

### **11.5 Sewage Systems**

Evidence that the Sewage Disposal System shall be constructed in accordance with the requirements, standards and recommendations of the state and/or local public health authorities must be provided. Sewage disposal systems will not be installed within 30 feet of any body of water or watercourse, or within 10 feet of any lot line.

### **11.6 Water supply Systems**

Evidence that the Water Supply System shall be constructed and equipped in accordance with the requirements, standards and recommendations of State and/or public health authorities must be provided.

## 11. (continued)

### 11.7 New Decks or Expansion of Existing Deck

1. Location and size of deck including property setbacks.

### 11.8 Pools

1. Location and size of pool including property setbacks.
2. Location and height of Fencing around pool area.

### 11.9 Items not Typically Associated with a Residential Dwelling

The Board of Directors reserve the right to make decisions on items not typically associated with a residential dwelling on a case by case basis. It is recommended that anyone planning to construct an item not discussed in this document contact the Association for clarification prior to the onset of construction.

## 12. Standards

The standards listed below are the requirements for certain common construction procedures. They, as well as all other applicable standards in BOCA must be adhered to in the construction or alteration of any structure.

### 12.1 Design Requirements

1. Structures shall be used for residential purposes only.
2. No building shall be erected, altered, placed or permitted to remain on the premises hereby conveyed other than one detached single family dwelling, not to exceed one and one half stories in height.
3. Garages shall not exceed two car capacity.
4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any lot at any time as a residence, either temporally or permanently.
5. Property setbacks shall be maintained for all items discussed in this code.

### 12.2 Set Back Requirements

1. NO building shall be located to any other lot line nearer then;

Lot Size	Front Set Back	Rear Set Back	Side Set Backs
1 Acre or Larger (sections 3-14)	40 feet	25 feet	25 feet
Less than 1 Acre (sections 1&2)	40 feet	25 feet	12-1/2 feet

## 12. (continued)

### 12.3 Square Footage Requirements

1. No dwelling unit shall have a gross area of less than fifteen hundred (1500) square feet of living space on a lot of 1 Acre or more. On a lot measuring less than 1 acre, the gross area shall be no less than twelve hundred (1200) living space. Furthermore, each dwelling unit included in each structure listed below shall have an area no less than that specifically indicated below:

<b>Dwelling Type</b>	<b>Minimum Square Footage</b>
Single Family One Bedroom	1,500 Square Feet
Single Family Two Bedroom	1,500 Square Feet
Single Family Three Bedroom	1,500 Square Feet
Single Family Four Bedroom	1,600 Square Feet
<b>On Lots LESS than 1 Acre</b>	<b>Minimum Square Footage</b>
Single Family One Bedroom	1,200 Square Feet
Single Family Two Bedroom	1,200 Square Feet
Single Family Three Bedroom	1,200 Square Feet
Single Family Four Bedroom	1,300 Square Feet

\*This only applies to land purchased from 2/24/2008 forward.

For the purposes of this requirement, a bedroom shall be considered to be any room other than a living room, dining room, bathroom, kitchen, utility room, or entryway.

### 12.4 Driveways

1. No driveway may be installed in such manner as to allow water to run down the driveway onto the road. Nor may the driveway materials interrupt or alter the grading of the road and/or drainage ditch or swale.

2. Every driveway, whether it requires a culvert pipe or not, must have a swale to enable water to enter the drainage ditch instead of traveling onto the roadway.

Definition swale: an elongated depression in land that is at least seasonally wet, and is normally without flowing water.

The shoulder slopes usually from ½"/ft (4%) to 4"/ft (6%). Regardless of variation, the shoulder slope should be maintained when constructing the driveway. Even though the shoulder width may vary, a width of 3 feet shall be maintained when constructing a driveway. These grading requirements must be maintained at all times even when refinishing or paving the driveway surface in the future. The reason for these driveway installation requirements is to insure that Water and or debris do not damage or destroy Association roadways.

## **12. (continued)**

### **12.5 Central Water System Requirements**

Prior to any connections being made into the Central Water System of Section 1 ad 2, the following conditions must be satisfied.

1. The Plumbing Contractor must provide a completed Lead Free Certification Form in accordance with the Lead Ban and Notification Act.
2. The Plumbing Contractor must provide proof of \$500,000.00 Liability Insurance naming Pocono Mountain Lake Forest Community Association as an Additional Insured.
3. A Department of Environmental Regulation approved Back Flow prevention device must be properly installed on supply lines ahead of any takeoffs.
4. Only brass or stainless steel Saddles are permitted.
5. The Lateral Pipe used to connect the Home to the Central Water System shall not exceed 1 and ½" (1.5) in internal diameter.
6. The Lateral Pipe shall be placed a minimum of 48" below finished grade.
7. Eight inches (8") of packed sand shall be placed below and above, and along all sidelines, including the Association Water System Main.
8. If roadwork is necessary there will be 12" of R4-8 stone in the trench for bedding. Grade will then be established from road surface. Prior to completion of construction, the road shall be returned to its original condition by the contractor.

### **12.6 Fences**

1. Only "Split Rail" fences are permitted to be placed along the property lines.
2. Chain link fences may be installed to enclose swimming pools.
3. Chain link fences not to exceed 200 square feet may be installed for Dog Runs and must be placed a minimum of 10 feet from any property line.

### **12.7 Clearing of Lots**

1. During construction, lot clearing shall be kept to the minimal amount required to complete the project.
2. It is the intention of the Association to maintain as much trees as possible. However, if a member desires to clear a lot, they must obtain the required approvals referred to below.
3. Lots shall not be cleared (removal of five or more trees that are six inches or greater in diameter) without first obtaining a permit from the Association and any other Township or State Agencies that have jurisdiction in these matters.

### **12.8 Removal of Construction Material**

1. All construction material must be removed from the site prior to occupying the site.
2. Association trash facilities or dumping grounds may not be used to dispose of construction material.

### **12.8 (continued)**

3. Burning or burying of construction material is not permitted within the Association.

### **12.9 Compliance with Delaware Township Building Codes**

1. In addition to complying with all requirements of this code, all construction must comply with Delaware Township Ordinance 201, Ordinance Regulating Building/Building Code. In the event that Pocono Mountain Lake Forests Building Standards is more stringent than that of Delaware Township, Pocono Mountain Lake Forest codes shall prevail. In the event that Delaware Townships Building code is more stringent than that of Pocono Mountain Lake Forests, Delaware Township codes shall prevail.

## **13. Revocation of Permits**

A. The Board of Directors may revoke any permit if the work allowed by it is not progressing as described in the application of the permit or is in violation of this or any other Ordinance of the Association or Township or if there has been misrepresentation in the application.

B. Permits for construction that does not comply with the following time frames will automatically lapse:

#### **1. Residential**

- a) If exterior is not completed one (1) year from issue.
- b) If interior is not completed two (2) years from issue.

2. Decks must be completed twelve (12) months from date of issue.

#### **3. Additions**

- a) If exterior is not completed one (1) year from issue.
- b) If exterior is not completed two (2) years from issue.

4. Garages and/or alterations must be completed in one (1) year from issue.

## **14. Certificate of Occupancy**

A certificate of Occupancy must be obtained from Delaware Township prior to the occupation, or use in any way, for all structures that have received building permits. A Temporary Certificate of Occupancy may be issued by the Townships Zoning Officer under provisions of Ordinance 1 10.20.B.

## **15. Building Inspections**

Pocono Mountain Lake Forest Community Association reserves the right to inspect all construction within the Association. The Board of Directors may appoint an individual to function as a Building Inspector to inspect building sites as required.

### **15.1 Duties and Powers of Building Inspector**

1. As necessary, the PMLFCA Building Inspector shall make inspections and carry out investigations to see that the provisions of applicable Ordinances are complied with; shall make written reports to the Board of Directors when required; and may issue necessary notices or orders to enforce compliance with law.
2. Scheduling of Inspections: The PMLFCA Building Inspector is required to make arrangements with the members at least 24 hours in advance before visiting a construction site.
3. The Building Inspector may accept reports of inspectors of recognized Inspection services after investigating their qualifications and reliability. However, no certificates called for by any provision of this or any other Ordinance shall be issued on the basis of such report unless they are in writing and certified by an officer of such service.

## **16. Right of Entry**

The Building Inspector, in the discharge of his/her duties and upon proper identification, shall have the authority to enter any structure under construction at any reasonable hour.

## **17. Liability of Building Inspector**

The Building Inspector, charged with the enforcement of this Ordinance, and acting in good faith and without malice for Pocono Mountain Lake Forest Community Association in the discharge of his/her duties, shall not thereby render himself/herself liable personally, and he/she is hereby relieved from all personal liability for any damage that may occur to persons or Property as a result of any act required or by reason of any act or omission, in the discharge of his/her duties. Any suit brought against the Building Inspector or assistant Building Inspector because of such act or omission performed by him/her in the enforcement of any provision of this Ordinance shall be defended by the Association's Attorney until final termination of the proceedings.

## **18. Building Committee**

A standing Building Committee is created by adoption of this Ordinance. The Committee shall have the following duties:

1. To review, approve or disapprove all Building Permit Applications.
2. To hear and decide challenges to the validity of this Ordinance.
3. To hear and decide appeals from the decisions of the Building Inspector when it is alleged that the Building Inspector has failed to follow prescribed procedures or has misinterpreted or misapplied any provision of this Ordinance.

## **19. Membership of the Building Committee**

The Building Committee shall consist of three individuals, comprised either of Board of Directors, Association Members or both. A Board Member shall also be assigned as liaison to interface between the Committee and the Board of Directors. The President of the Association shall appoint these individuals during the annual organizational meeting for a one year term.

## **20. Removal of Building Committee Members**

Any Building Committee member may be removed for malfeasance misfeasance, or nonfeasance in office, or for other just cause, by a majority vote of the Board of Directors or by the Association President.

## **21. Appeals to the Building Committee**

1. An appeal from a decision of the Building Committee, Building Inspector or a challenge to the validity of this Ordinance may be made only by a person aggrieved.
2. Appeals, applications, and challenges must be made in writing to the Board of Directors in the form prescribed by the Board of Directors within thirty (30) days of the date of the written notice of the action.

## **22. Hearings**

1. The Board of Directors shall, within forty five (45) days from the filing of an appeal, application, or challenge, conduct a hearing on the merits of the same.

**22. (continued)**

2. Written notice of a hearing shall be given to the appellant, applicant, or challenger, the Building Inspector, and the Board of Directors. The notice shall include all relevant information and shall be sent by certified or registered mail to an appellant, applicant, or challenger, and by regular mail to the Building Inspector and the Directors. All notices must be postmarked at least fourteen (14) days prior to the date of the hearing.

3. The parties to a hearing shall be the Association; any person affected by the decision, or anyone who has made timely appearance of record before the: Building Committee, and any other person, including civic or community organization, permitted to appeal by the Board of Directors. The Board of Directors shall have the power to require that all persons who wish to be considered parties enter appearances in writing in a form prescribed by the Board.

4. The parties shall have the right to be represented by counsel, to respond and present evidence and argument, and to cross examine adverse witnesses on all relevant issues.

5. The Association President may administer oaths to the attendance of witnesses

6. Formal rules of evidence shall not apply, but irrelevant, immaterial, or unduly repetitious evidence may be excluded.

7. The Board of Directors shall keep a record of proceedings and a transcript of the proceedings and copies of graphic or written material received in evidence shall be made available to any party at cost.

8. The members of the Board of Directors shall not communicate with any party or Representative about any issue involved, except upon notice and opportunity for all parties to participate; shall not take notice of any communication, unless all parties are given an opportunity to contest the material communicated; and shall not inspect a site or its surrounding after the start of hearings with any party or representative, unless all parties are given an opportunity to be present.

9. The Board of Directors shall render a written decision within forty five (45) days after the last hearing. Each decision shall be accompanied by findings of fact and the conclusions based on the facts that led to the decision. If the conclusion is on this or any other Township Ordinance or regulation, reference must be made to the specific provision(s) relied on and the reason(s) for doing so explained. If the Board fails to render a decision within the required period, a decision shall be deemed to have been rendered in favor of the appellant, applicant, or challenger unless such party has agreed in writing to an extension of time.



**10.** A copy of final decisions, findings of fact, or conclusions of law shall be delivered to the appellant, applicant, or challenger personally or mailed to him or her within three (3) days of the date of a decision. A brief summary of final decisions or findings shall be provided, by mail or otherwise, to all persons who have filed their names and addresses with the Board, not later than the last the last day of the hearing, along with information about where the full decision or findings may be examined.

### **23. Stay of Proceedings**

Upon the filing of any proceeding referred to in this Ordinance, above, and while it is pending before the Building Committee, all action by any party shall be stayed unless the Building Inspector or any other appropriate agency or body certified to the Board, presents facts indicating that such stay would cause imminent peril to life or property, in which case the action shall not be stayed otherwise than by a restraining order, which may be granted by the Board or by the Court having jurisdiction of appeals, on petition after notice to the Building Inspector.

### **24. Penalty**

Any person who violates the provisions of this Ordinance or who resists or interferes with any officers, agents, or employees of the Association who, in accordance with the provisions of this Ordinance, or in the performance of their duty, shall, be required to pay a fine of one hundred dollars (\$100.00). Each day's continuance of each violation shall constitute a separate offense. All fines collected for the violation of this Ordinance shall be paid to: Pocono Mountain Lake Forest Community Association.

### **25. Savings Clause**

Nothing in this Ordinance or in BOCA shall be construed to affect any suit or proceeding now pending in any Court or any rights acquired or liabilities incurred nor any cause or causes of action accrued or existing under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

### **26. Revisions**

The Board of directors reserves the right to modify this document as required and enforce all modifications immediately. Any and all modifications made by the Board must be approved by the General Membership within six months of their introduction in order to remain effective.

## 27. Amendments

The following is a history of Amendments to the Building Standards.

<u>Description of Change</u>	<u>Date &amp; Approval</u>
❖ Original Release.....	7/11/1999 – BOD
❖ Grammatical Errors & Property Set Backs, Sec 12.2.....	8/8/1999 – BOD
❖ Adjusted Set Backs per Delaware Township, Sec 12.2, Adjusted Permit Fees per existing PMLFCA policy, Sec 8, Added Shed Set Back per Delaware Township, Sec 11.3.....	9/12/1999 – BOD
❖ Renamed to Building Standard, Removed Variances, Added Section 26 Revisions, Added Sq ft for Dog Runs.....	9/16/2001 - BOD
❖ Approved by General Membership.....	10/21/2001 – GMM

## PMLFCA Building Permit Application

### Section 1

(to be completed by Member)

<b>Name:</b>	<b>Date:</b>
<b>Lot number:</b>	<b>Building to begin on/about:</b>
<b>Indicate type of construction you are applying for (check all that apply):</b>	
<input type="checkbox"/> Single Family Home 1,200sq ft or larger	<input type="checkbox"/> Addition/Alteration to Existing Home
<input type="checkbox"/> Modular or Prefabricated Home	<input type="checkbox"/> Moving a Home or Part of a Home
<input type="checkbox"/> Shed, greater than 200 sq ft	<input type="checkbox"/> Conversion of Basement/Crawlspace
<input type="checkbox"/> Garage	<input type="checkbox"/> New Deck/Expansion of Existing Deck
<input type="checkbox"/> Connection to Central Water System	<input type="checkbox"/> Installation of Swimming Pool
<input type="checkbox"/> Clearing of a Lot	<input type="checkbox"/> Other _____
X Member Signature & Date:	
<b>Section 2</b> (to be completed by Association)	
<b>Date application received:</b>	<b>Account paid in full: YES OR NO</b>
<b>Permit fee received: YES OR NO</b>	<b>Drawings submitted: YES OR NO</b>
X Building Committee Review Scheduled for:	
<b>Section 3</b> (to be completed by Building Committee)	
<b>Construction Review Check List (check all that apply):</b>	
<input type="checkbox"/> Account Paid in Full	<input type="checkbox"/> Sewage Disposal to Approved Standard
<input type="checkbox"/> Proper Permit Fees Submitted	<input type="checkbox"/> Water System to Approved Standards
<input type="checkbox"/> Proper Building Plans Submitted	<input type="checkbox"/> Proper Set Backs
<input type="checkbox"/> Residential Purposes Only	<input type="checkbox"/> Proper Square Footage Requirements
<input type="checkbox"/> Single Family Home Not Exceeding One & one half stories	<input type="checkbox"/> Driveway Designed with Swale
<input type="checkbox"/> Garage Does Not Exceed Two Car Capacity	<input type="checkbox"/> Lead Free Certification Submitted Proof of \$50,000 Bond, Sections 1&2
<input type="checkbox"/> Other _____	*****
<b>This application has been reviewed by the Building Committee and has been:</b>	
<input type="checkbox"/> <b>Approved</b> <input type="checkbox"/> <b>Rejected, provide reason</b> _____ _____ _____	
X Building Committee Chairman Signature & Date (the signature of the Chairman represents the decision of a majority of the Building Committee):	

## PMLFCA Lead Free Certification

### Section 1

(to be completed by Primary Contractor)

**Company Name:**

**License Number:**

**Members Name:**

**Members Lot Number:**

By signing this Certification below, I acknowledge and agree to adhere to the Requirements of the Lead Free Certification Act and the Requirements of Pocono Mountain Lake Forest Community Association Building during the Construction of the above site. The requirements include and are not limited to the following:

1. The Plumbing Contractor must provide a completed Lead Free Certification Form in accordance with the Lead Ban and Notification Act.
2. A Department of Environmental Regulation approved Back Flow prevention device must be properly installed on supply lines ahead of any takeoffs.
3. Only brass or stainless steel Saddles are permitted.
4. The Lateral Pipe used to connect the Home to the Central Water System shall not exceed 1 and ½" (1.5") in internal diameter.
5. Eight inches (8") of packed sand shall be placed below and above, and along all sidelines, including the Association Water System Main.
6. Eight inches (8") of packed sand shall be placed below and above, and along all sidelines, including the Association Water System Main.
7. If roadwork is necessary there will be 12" of R4-8 stone in the trench for road bedding. Grade will then be established from road surface.
8. Plumbing Contractor must provide proof of \$500,000.00 Liability Insurance naming Pocono Mountain Lake Forest Community Association as an Additional Insured.

**X Contractors Signature & Date:**

### Section 2

(to be completed by Association)

**Date Lead Free Certification Received:**

For future use

# PMLFCA APPROVED BUILDING SITE

This construction site on lot number \_\_\_\_\_ has been registered and approved by Pocono Mountain Lake Forest Community Association Building Committee on \_\_\_\_\_.

This Permit must be obviously displayed at the construction site at all times.

Any inquires or comments regarding this project should be made directly to the Association Office.

This permit expires on \_\_\_\_\_

X Building Committee Chairman Signature & Date of Approval: