

BUTLER TOWNSHIP

ADAMS COUNTY, PENNSYLVANIA

ORDINANC NO. 2019-4

AN ORDINANCE PROVIDING FOR THE REGISTRATION, REGULATION AND CONTROL OF ALL WELLS, WHICH MAY BE CONSTRUCTED FOR OBTAINING WATER FOR DOMESTIC PURPOSES IN BUTLER TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA.

Section 1. Purpose

The intention of this Ordinance is to ensure and protect the quality and suitability of domestic water supply, and to secure and maintain the minimum required isolation distances between water supplies and sewage disposal systems or other sources of contamination.

Section 2. Application and Implementation.

- (a) This Ordinance shall apply to all wells which have not been completed, or which are not in operation or in an inoperable condition at the time of passage of this Ordinance.
- (b) This Ordinance shall further apply to the reconstruction, major repair and other changes to existing wells, when, in the opinion of the Inspection Officer, such reconstruction, major repair and other changes may affect the quality and suitability of the water supply on the property upon which the well is constructed or on surrounding properties.
- (c) The Board of Supervisors may appoint such representatives and delegates, as it deems appropriate to carry out implementation of this ordinance.

Section 3. Design Standards

The following standards shall apply for water supplies:

1. Drilled Wells

Location. Drilled and driven wells shall be located at a point free from flooding and at the following minimum distances to existing or possible future sources of pollution:

<u>Source of Pollution</u>	<u>Minimum Distance</u>
Storm Drains	25 feet
Drains carrying domestic sewage or industrial wastes	50 feet
Septic or Holding Tanks	50 feet
Surface/subsurface sewage disposal fields	100 feet
Sewage seepage pits, cesspools	100 feet
Privies	50 feet
Fuel Tanks	as approved

Other (ditches, streams, barnyards, rainwater pits, etc.) as approved

Additional Location Restrictions

Driveways	10 feet
Principal structure/dwelling	20 feet
Property Lines	10 feet

When the location of a property line or other feature is not ascertainable on the ground from monuments, markers or other features, the burden shall be upon the applicant to prove the actual location of that line or feature.

2. Construction

A. Only well drillers licensed by the Commonwealth of Pennsylvania shall construct wells.

B. Source.

The source of supply shall be from a water well drilled not less than one hundred (100) feet in depth from the ground surface, with at least twenty (20) feet of properly grouted well casing, and from no formation which is subject to suspected or known pollution.

C. Casing.

The well shall have a water-tight and durable wrought iron, steel, or other type of approved casing with a minimum nominal thickness of 3/16 (0.1875) inches and minimum six and five-eighths (6 5/8) inches outside diameter. The sections shall be joined together by threaded couplings, joints, by welding or any other watertight approved joint or coupling.

The casing shall be carried to a minimum depth of twenty (20) feet from the finished grade and in any case shall be extended ten (10) feet into bedrock or other impervious strata. Driven wells shall be provided with a drive shoe or other effective casing seal.

An annular space shall be provided between the well casing and the earth formation of a radius at least one and one half (1 1/2) inches greater than the casing radius, excluding coupling for internal pressure grouting, or one and one half (1 1/2) inches greater than the casing radius, excluding coupling for external grouting. The annular space shall be completely filled with impervious cement grout or equivalent sealing material from bottom of the casing to within five (5) feet of the ground surface.

External grouting shall be accomplished utilizing a tremie pipe and grout pump to force out any standing water on the outside of the well casing.

The casing shall be sealed effectively against entrance of water from water bearing formations which are subject to pollution, through which the casing may pass. If casings of smaller diameter are used in the lower portions of the well, effective watertight seals shall be provided between the casings where they telescope. In such instances, sections of casing shall telescope for a minimum distance of four (4) feet.

The top of the well casing shall extend a minimum of eight to twelve (8-12) inches above the finished grade of the lot so that contaminated water or other substances cannot enter the well through the annular opening at the top of the well casing, wall or pipe sleeve.

D. Well Covers.

Well covers shall be sealing caps. All well caps shall indicate well driller's name, depth of well and depth of casing.

Where pump sections or discharge pipes enter or leave a well through the side of the casing, the circle of contact shall be watertight. The use of plastic/nylon adapters for this purpose is not acceptable. A brass pitless adapter with brass connectors, stainless steel or equivalent is required. The use of lead brass is not permitted.

Any restoration/repair of wells with casing terminating below grade shall be raised above grade to eight to twelve (8-12) inches minimum.

Electrical wiring for well pumps shall be encased in conduit from the bottom of the water supply line trench to the well cap.

E. Drainage.

All potable water wells and springs shall be constructed so that surface drainage will be diverted away from the well or spring.

F. Pumping Equipment.

All pumps installed in wells drilled to a depth greater than three hundred (300) feet, but not to exceed four hundred and fifty (450) feet, shall be installed with 200 pound per square inch plastic pipe. Well depths exceeding four hundred and fifty (450) feet shall have pumps installed with SCHEDULE 80 PVC threaded pipe or galvanized steel pipe to support the increased pumping pressure required for deeper wells. The minimum acceptable pressure rating on plastic pipe is 160 pounds per square inch, regardless of water supply depth.

G. Pump Enclosure.

Any pump room or any enclosure around a well pump shall be drained and protected from freezing by heating or other approved means. Where pumps are installed in basements, they shall be mounted on a block or shelf not less than eighteen (18) inches above the basement floor. Well pits shall be prohibited.

3. Flow Requirements

Wells shall produce a minimum of one gallon per minute (1 gpm) for six hours for a single well or a minimum of one-half gallon per minute (1/2 gpm) per well if multiple wells are used to produce a satisfactory yield.

4. Well Certification:

A. Drillers Report

A Pennsylvania Department of Conservation and Natural Resources (PA DCNR) Well Completion Report or equivalent shall be prepared by the driller for each well and shall be submitted to the Township and DCNR for evaluation and approval. The well report shall contain the following pertinent information:

Owner of Property	Address & Lot Number
Date of Completion	Depth of Casing
Depth of Well	Static Water Level
Well Driller	Yield in Gals/Min. with testing data tabulation*
Type & Size of Casing	Grouting Certificate
Type of Test Pump Used	Pump Output-Gals/min.

*Data tabulation shall include Time/Water Level/Meter reading or bucket fill time/Calculated Rate collected until a stabilized water level and calculated rate are established.

B. Water Quality

Subsequent to house construction, but prior to or concurrent with the "Request for Occupancy" the owner/contractor shall initiate appropriate action to have the on-site water supply tested by a certified laboratory, then provide to the Township a laboratory report containing the following information:

Total Coliform	Fecal Coliform
Iron	Nitrates
Hardness: equivalent calcium carbonates	

Butler Township reserves the right to require collection of additional well samples from adjacent wells in the vicinity of the subject well.

5. Dug Wells

No new dug wells will be permitted in Butler Township due to the great danger of pollution and unreliability of water supply. A dug well is any type of well that is not drilled by a licensed professional.

6. Springs

This section of the Ordinance is to be used for the reconstruction of existing springs only. Before rehabilitation shall begin on an existing spring, a report shall be made to determine the advisability of said reconstruction, which shall include at a minimum quality and quantity of water. Springs for new construction are not considered an adequate water supply and will not be considered as valid for the issuance of a building permit. Reconstructed springs shall be completely enclosed by walls and a cover of reinforced concrete or equally durable watertight material. The cover shall have a firm foundation so as to effectively prevent settling. The uphill wall shall be so constructed as to prevent entrance of surface water. Where manhole covers are used, the manhole shall be at least twenty-four (24) inches in diameter. It shall extend at least three (3) inches above the surrounding ground surface and be covered by an impervious durable cover of concrete, steel or equivalent material which overlaps the manhole vertically by at least two (2) inches. The manhole cover shall be effectively secured to the manhole by bolting, locking or equivalent means, and shall be kept so secured.

7. Abandoned Water Supplies

Wells, springs, cisterns and water storage tanks which are no longer in use shall be removed, filled or otherwise maintained in a condition such as to prevent access by unauthorized persons or animals to prevent accidental injury, and to effectively prevent pollution of groundwater. Abandoned wells shall be completely filled with cement or equal impervious material by or under the direct supervision of a licensed well driller.

Wells and springs shall not be used for the disposal of liquid, gaseous and/or solid wastes.

8. Water Service

A. Size of Water Service Pipe

The minimum diameter of water service pipe shall be one inch (1").

B. Separation of Water Service and Building Sewer/Drain

Water service pipe shall be installed twelve (12) inches above sewer drains. See Section P-1502.2 in BOCA Plumbing Code for specific requirements.

9. Geothermal Wells

Geothermal wells constructed for use as part of a heating and cooling system should be located in accordance with the isolation distances set forth above and be drilled at least 50 feet from any potable water well. Additionally, a minimum of the upper 60 feet or 20 feet into bedrock shall be appropriately grouted as set forth above to protect the associated aquifer.

Section 4. Registration

1. No construction, drilling, digging, reconstruction, major repair or other change of or for any well/water supply for the production of water for domestic purposes shall commence unless the property owner or his/her duly authorized agent has applied for and received a permit for such construction activity from Butler Township or their designated Inspection Officer.
2. Application for a well permit shall be made upon a form supplied by Butler Township and shall be submitted to the Township Secretary or their designated Inspection Officer for review and approval.
3. The application shall set forth the following:
 - Name(s) of property owners.
 - Address or location of property.
 - Scale plan of the property showing proposed location of well, buildings, septic tanks, drain fields property boundary lines, and other pertinent physical features on and adjacent to the subject property.
 - Name and license number of well driller.
4. The location of the proposed well must be clearly marked on the property by the property owner or his/her duly authorized agent before the site inspection.

Section 5. Inspection

Upon receipt of an application for a well permit, the Township, through its duly authorized Inspection Officer, shall within seven (7) days perform an inspection of the premises on which the proposed well location has been clearly marked for construction. The inspection shall be conducted in accordance with the provisions of this Ordinance and the provisions of the Township Code of Ordinances.

Upon completion of the inspection, the Inspection Officer shall either (a) issue a permit to the applicant indicating approval of the proposed location for the well and special instructions for construction, if any, or

(b) refuse to issue the permit and, in such event, shall provide the applicant with written reasons for such refusal.

Section 6. Permits

All permits shall be issued on a form provided by the Township of Butler, which shall be executed by the duly authorized Inspection Officer. All permits shall be issued to the property owners or their duly authorized representative/well driller.

Section 7. Water Supply Inspection

Upon completion of construction, or at such other time as the Township Inspection Officer may deem appropriate, the Inspection Officer shall perform a final inspection of the well/water supply to determine whether there has been compliance with the permit issued. Upon completion of the inspection, the Inspection Officer shall (a) issue an "APPROVAL OF OPERATION" upon the original permit, or (b) deny such approval due to non-compliance with the permit issued, in which event written reasons for such denial shall be noted on the original permit.

AN APPLICATION FOR A BUILDING PERMIT "WILL NOT" BE ACCEPTED AND/OR APPROVED IN THE ABSENCE OF AN "APPROVAL OF OPERATION" ISSUED UNDER THE TERMS AND CONDITIONS OF THIS ORDINANCE.

Section 8. Fees

All applications for a well permit shall be accompanied by a fee payable to Butler Township in accordance with a schedule of fees established/revised from time to time by the Township Board of Supervisors.

Section 9. Effective Date of Permit

1. All permits shall be in effect as of the date of issuance, and shall remain in effect for a period of one (1) year. In the event that water supply construction under the permit has not been completed at the expiration of one (1) year from the date of issuance, the permit shall expire and the validity of the permit shall cease and terminate.
2. A request for an extension to a permit must be submitted to the Township in writing, ten (10) days before the expiration date of the permit. Extensions are limited to thirty (30) days. Subsequent requests must be accompanied by an application for a new permit with appropriate fee.
3. In the event a permit expires and construction has not begun, an application for a new permit must be submitted with appropriate fee.
4. Expiration of a permit during construction will result in the landowner being prosecuted in accordance with the violations provision of this Ordinance.

Section 10. Replacement Wells

In the case of replacement wells only, when strict compliance with all construction provisions of this ordinance cannot be met, best technical guidance may be exercised to establish a source of potable water for an existing improved property subject to Township Inspection Officer approval.

Section 11. Violations

1. Any person who violates any of the provisions of this Ordinance shall be subject to prosecution by Butler Township, and upon conviction before the District Magistrate shall be subject to a fine of not more than One Thousand (\$1,000.00) Dollars.
2. Upon discovery of any violation of this Ordinance, Butler Township may, at its option, forgo any prosecution hereunder, and may grant to the owner a period of thirty (30) calendar days to comply with the provisions of this Ordinance. Upon failure of the owner to effect such compliance, the Township may initiate prosecution as hereinabove set forth.
3. For the purpose of this Ordinance, each day of a continuing violation shall be considered a new and additional violation of this Ordinance.

Section 12. Severability Clause

The provisions of this Ordinance shall be severable, and if any of its provisions shall be held to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect the validity of any of the remaining provisions of this Ordinance.

Section 13. Liability

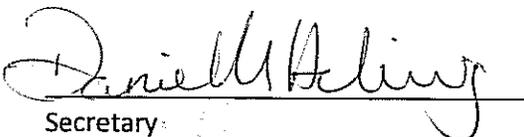
No responsibility or liability for the construction of any well/water supply shall be deemed to be placed upon Butler Township, its officers, agents, or employees by virtue of the terms of this Ordinance or otherwise.

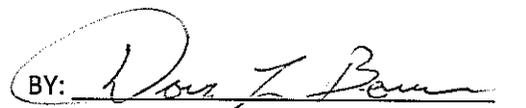
Section 14. Repealer

All other Ordinances or parts of Ordinances inconsistent herewith be and the same are hereby repealed.

Duly Enacted and Ordained this 11th day of MARCH 2019 by the Board of Supervisors of the Township of Butler, Adams County, Pennsylvania, in lawful sessions duly assembled.

ATTEST:


Secretary

BY: 
Chairman of the Board of Supervisors

**PERMIT FOR
WELL CONSTRUCTION IN
BUTLER TOWNSHIP**

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Date of Permit ____ / ____ / ____

Lot Number _____

Lot Owner: _____

Address: _____

(city)

(state)

(zip)

WELL DATA

Driller Name: _____

Depth of Well _____

Depth of Casing _____

Yield in Gals/Min. _____

Static Water Level _____

Type & Size of Casing _____
(example: Steel 3/16 x 6)

Type of Grouting _____

Test Pump Type _____

Date of Completion ____ / ____ / ____

I certify that the information annotated above is accurate and complete to the best of my knowledge.

Well Driller Signature

NOTE: Attach a copy of Well Application and Well Driller's Report

WELL INSPECTION _____
(date)

"APPROVAL FOR OPERATION" _____

DISAPPROVED _____ Reason: _____

Inspection Officer

