

Chapter 26

Water

Part 1

Wells

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Part 1

Wells

§26-101. Short Title.

This shall be known and may be cite as the "Well Ordinance."
 (Ord. 95, 2/23/1999, §101)

§26-102. Purpose.

The intention of this Part 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.

(Ord. 95, 2/23/1999, §102)

§26-103. Application.

1. This Part 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 Part.

2. This Part 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.

(Ord. 95, 2/23/1999, §103)

§26-104. Design Standards.

The following standards shall apply for water supplies:

A. *Drilled and Driven Wells.*

(1) *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:

Source of Pollution	Minimum Distance
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

Source of Pollution	Minimum Distance
Other (ditches, streams, barnyards, rainwater pits, etc.)	as approved
<i>(2) Additional Location Restrictions.</i>	
Driveways	10 feet
Principal structure	20 feet
Property Lines	10 feet

B. Construction.

(1) *Source.* The source of supply shall be from a water bearing formation drawn not less than 100 feet from the ground surface, with at least 20 feet of properly grouted well casing, and from no formation which is subject to pollution.

(2) Casing.

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

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

(c) An annular space shall be provided between the well casing and the earth formation of a radius at least $1\frac{1}{2}$ inches greater than the casing radius, excluding coupling for internal pressure grouting, or $1\frac{1}{2}$ 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 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.

(d) 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 4 feet.

(e) The top of the well casing shall extend a minimum of 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.

(3) Well Covers.

(a) Every potable water well shall be equipped with an overlapping cover at the top of the well casing or pipe sleeve. Covers shall extend downward at least 2 inches over the outside of the well casing or wall. All well caps shall indicate well driller's name, depth of well and depth of casing.

(b) 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 or equivalent are required.

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

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

(4) *Drainage.*

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

(5) *Pumping Equipment.*

(a) All pumps installed in wells drilled to a depth greater than 300 feet, but not to exceed 450 feet shall be installed with 200 pound per square inch plastic pipe. Well depths exceeding 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.

(6) *Pump Enclosure.*

(a) 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 18 inches above the basement floor. Well pits shall be prohibited.

C. *Flow Requirements.* This Part places no restrictions on "quantity" of water. The acceptability of water quantity is the sole responsibility of the property owner.

D. *Well Certification.*

(1) *Drillers Report.* A report for each well shall be prepared by the driller and shall be submitted to the Township for evaluation and approval. The well report shall contain the following pertinent information:

Owner of Property	Address and Lot Number
Date of Completion	Depth of Casing
Depth of Well	Static Water Level
Well Driller	Yield in Gals/Min.

Type & Size of Casing	Grouting Certificate
Type of Test Pump Used	Pump Output-Gals/min.

(2) *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 Caliform
Iron	Nitrates
Hardness: equivalent calcium carbonates	

E. *Dug Wells.* No new dug wells will be permitted in the Township of Cumberland due to the great danger of pollution and unreliability of water supply.

F. *Springs.* This subsection 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 as 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 a least 24 inches in diameter. It shall extend at least 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 2 inches. The manhole cover shall be effectively secured to the manhole by bolting, locking or equivalent means, and shall be kept so secured.

G. *Abandoned Water Supplies.*

(1) 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.

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

H. *Water Service.*

(1) *Size of Water Service Pipe.* The minimum diameter of water service pipe shall be ¾ inch.

(2) *Separation of Water Service and Building Sewer / Drain.* Water service pipe shall be installed 12 inches above sewer drains. See §P-1502.2 in BOCA Plumbing Code for specific requirements.

(Ord. 95, 2/23/1999, §104)

§26-105. 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, shall apply for and receive a permit for such construction activity from the Township of Cumberland.

2. Application for a well permit shall be made upon a form supplied by the Township of Cumberland and shall be submitted to the Township Secretary or designated inspection officer for review and approval.

3. The application shall set forth the following:

A. Name(s) of property owners.

B. Address or location of property.

C. Scale/sketch of premises showing proposed location of well, buildings, septic tanks, drain fields and boundary lines.

D. Name and license number of well driller.

(Ord. 95, 2/23/1999, §105)

§26-106. Inspection.

1. Upon receipt of an application for a well permit, the Township, through its duly authorized inspection officer, shall within 7 days perform an inspection of the premises on which the well is to be constructed. The inspection shall be conducted in accordance with the provisions of this Part and the provisions of the ordinances of the Township.

2. Upon completion of the inspection, the inspection officer shall either:

A. Issue a permit to the applicant indicating the approved location for the well and special instructions for construction.

B. Refuse to issue the permit, and, in such event, shall provide the applicant with written reasons for such refusal.

(Ord. 95, 2/23/1999, §106)

§26-107. Permits.

All permits shall be issued on a form provided by the Township of Cumberland, 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.

(Ord. 95, 2/23/1999, §107)

§26-108. Water Supply Inspection.

1. 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.

B. Deny such approval due to noncompliance with the permit issued, in which event, written reasons for such denial shall be noted on the original permit.

2. 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 Part.

(*Ord. 95, 2/23/1999, §108*)

§26-109. Fees.

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

(*Ord. 95, 2/23/1999, §109*)

§26-110. 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 6 months. In the event that water supply construction under the permit has not been completed at the expiration of 6 months 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, 10 days before the expiration date of the permit. Extensions are limited to 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 Part.

(*Ord. 95, 2/23/1999, §110*)

§26-111. Violations.

1. Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof in an action brought before a district justice in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense. [*Ord. 05-112*]

2. Upon discovery of any violation of this Part, the Township of Cumberland may, at its option, forgo any prosecution hereunder, and may grant to the owner a period of 30 calendar days to comply with the provisions of this Part. Upon failure of the owner to effect such compliance, the Township may initiate prosecution as herein above set forth.

3. For the purpose of this Part, each day of a continuing violation shall be considered a new and additional violation of this Part.

(*Ord. 95, 2/23/1999, §111; as amended by Ord. 05-112, 7/26/2005*)

