



# COMBUSTIBLE & FLAMMABLE LIQUID STORAGE TANK INSTALLATION OR REMOVAL SUBMITTAL GUIDE

Pennsylvania Uniform Construction Code (UCC) referencing the International Building Code (IBC), the International Residential Code (IRC), the International Mechanical Code (IMC) and the International Fire Code (IFC) as adopted by Manheim Twp. Ordinance

**FIRE PERMIT REQUIREMENTS** A fire permit is required for the installation and/or removal of interior and exterior liquid storage tanks as set forth in Section 403.1 of the PA Uniform Construction Code as adopted per Manheim Township Ordinance. Submit the following items for review and approval:

- **FIRE PERMIT APPLICATION**

Complete the [Fire Permit Application](#). It is necessary to fill out all applicable areas of the permit application including the signature of the permit applicant. Our staff will assist applicants with questions regarding the permit application.

- **PERMIT FEE SCHEDULE**

Permit fees are as follows: Residential Tanks \$50, Commercial & Industrial Tanks \$100. Additional fees include a UCC mandated Educational Fee and a Planning & Zoning Review Fee.

A payment invoice will be provided to the permit applicant **prior** to the permit issuance.

- **PLAN REQUIREMENTS**

- **Two (2) copies of a written description of the proposed work / full project scope.**
- **Two (2) copies of manufacturer's information sheet(s) for special equipment associated with the tank installation.**
- **Four (4) copies of a site plan** of the property with the location of the tank(s), size of the tank(s) and pad(s) (square footage) and the distance from the tank(s) to all property lines. Refer to the attached ***Zoning Site Plan Requirements*** for what needs to be provided on the site plan.

## **PERMIT CONSIDERATIONS AND REQUIREMENTS**

- **Residential Oil Tanks:** Installation of residential oil tanks shall comply with IRC Chapter 22 and NFPA 31. Abandonment of residential oil tanks shall conform to IFC Chapter 57.
  - Pennsylvania Department of Environmental Protection requirements for tank leaks/ clean up [PA DEP Home Heating Oil Releases](#)
- **Non-Residential Oil Tanks:** Installation of non-residential oil tanks shall comply with IMC Chapter 13. Abandonment of non-residential oil tanks shall conform to IFC Chapter 57
  - Pennsylvania Department of Labor & Industry Combustible and Flammable Liquids Act [PA L&I Combustible and Flammable Liquids Act](#)
  - Pennsylvania Department of Environmental Protection for abandonment if soil contaminated [Pennsylvania Department of Labor and Industry Storage Tank Cleanup Program](#)
- **Liquefied Petroleum (LP) tanks** and associated tubing, piping and appliances are exempt from enforcement of building code provisions per PA Uniform Construction Code 403.1(b)(6). However, LP tanks are subject to zoning approval. A zoning permit is needed for all LP tank installations. Review the [Zoning Permit Application Packet](#) for information on zoning permit requirements.
- Questions regarding tank installation or removal and inspection requirements, contact Jim Brewster, at (717) 569-6406 ext. 1120 or via email at [jbrewster@manheimtownship.org](mailto:jbrewster@manheimtownship.org).
- Questions regarding the placement of a tank on the property or the site plan requirements, contact Sam Maurer, Assistant Zoning Officer, at (717) 569-6406 ext. 7, or [smaurer@manheimtownship.org](mailto:smaurer@manheimtownship.org).

## • **ZONING SITE PLAN REQUIREMENTS**

The following must appear on all site plans:

- ◆ Location of all property lines. Include exact length of all property lines and include the size of your lot in square feet.
- ◆ Location of all existing buildings and improvements, including but not limited to, residence, driveways, walkways, sheds, decks, patios, porches, swimming pools, garages, hot tubs, and any other impervious surface.
- ◆ Location of all proposed projects and other improvements, including but not limited to, driveways, walkways, sheds, decks, patios, porches, swimming pools, garages, hot tubs, and any other impervious surface.
- ◆ Exact dimensions, including the area calculations in square feet, of all existing and proposed improvements on the property, including but not limited to, residence, driveways, walkways, sheds, decks, patios, porches, swimming pools, garages, hot tubs, and any other impervious surface.
- ◆ Exact dimensions from all existing and proposed improvements to all property lines, including but not limited to, residence, driveways, walkways, sheds, decks, patios, porches, swimming pools, and any other impervious surface.
- ◆ Location of all easements on the property, both public and private including the exact dimensions of the easements. (See notes below)
- ◆ Location of the 100-year floodplain and the 100 year floodplain elevation, if applicable. Boundaries of the 100-year floodplain must be field staked prior to any on site construction, if applicable. (See notes below)
- ◆ Location and dimension of any clear sight triangles on the property. (See notes below)
- ◆ Location of all required Manheim Township building setback lines.
- ◆ Location of all public street rights-of-way.
- ◆ Location of all public streets, including curb and sidewalk, if applicable.
- ◆ Location of an on-lot sewage system, if applicable.
- ◆ Location of all wetland areas, if applicable.
- ◆ Location of all Municipal boundaries, if applicable.

## • **SITE PLAN NOTE REQUIREMENTS**

- ◆ Any lot which contains a recorded easement or right-of-way MUST have the following note on the site plan:

**“Nothing shall be placed, planted, set, or put within the area of the easement.”**

- ◆ Any lot which contains a 100-year floodplain MUST contain the following note:

**“Any proposed improvements to be located within the 100 year floodplain shall be in accordance with the Manheim Township Floodplain Ordinance, 2015 as amended.”**

- ◆ Any lot which contains a 100-foot clear site triangle MUST have the following note written on the site plan:

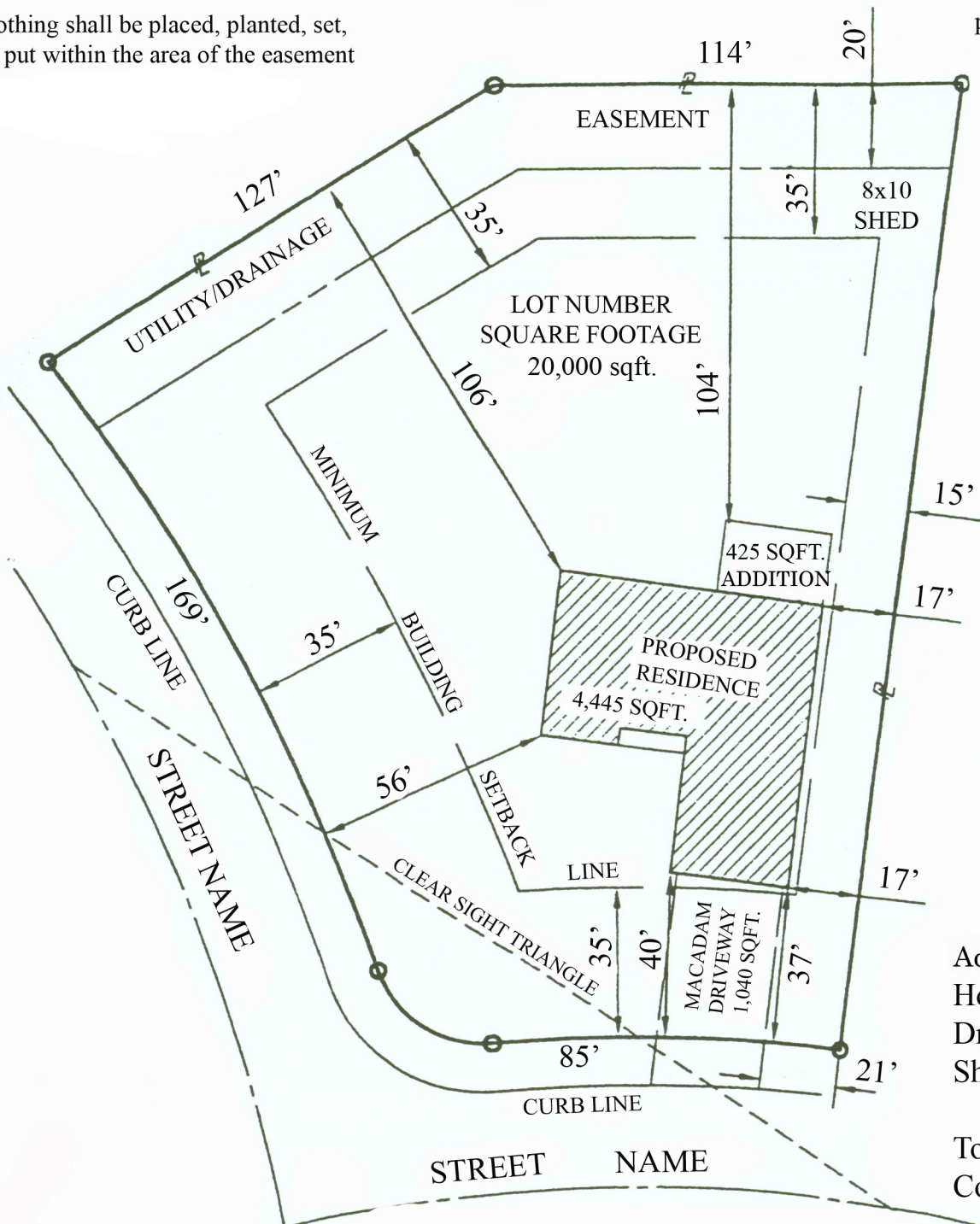
**“Nothing shall be placed, planted, set, or put within the area of the 100 foot clear site triangle that has the possibility of growing in excess of 30 inches or may obscure motorist vision.”**



Sheds may be located up to, but not into an easement

Maintain a minimum of 5 feet setback between shed and side/rear property lines

Nothing shall be placed, planted, set, or put within the area of the easement



Addition 425sqft.  
House 2445 sqft.  
Drive 1040 sqft.  
Shed 80 sqft.

Total 3990 sqft.  
Coverage

Nothing shall be placed, planted, set or put within the area of a clear sight triangle that has the possibility of growing in excess of 30 inches or that may obscure motorist vision.

Name  
Address  
City, State, Zip code  
Home Phone    Work Phone

## TYPICAL SITE PLAN

SCALE: 1" = 40'0"